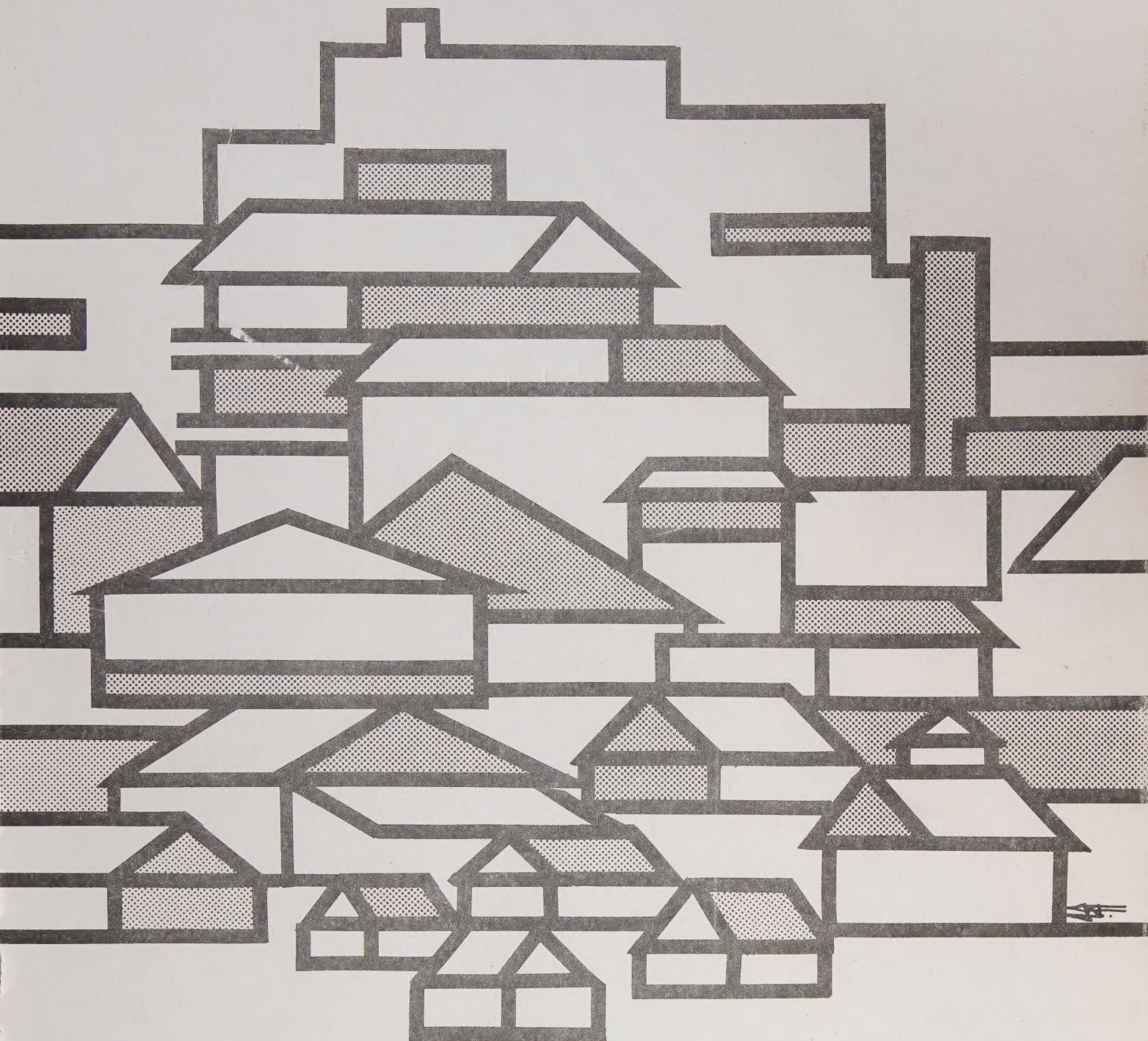


# City of Sacramento General Plan



Housing Element - 1985





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A special "Thank You" is extended to the members of the 1985 Housing Element Update Citizens Committee who took time from their active schedules to read, analyze, comment and assist in the preparation of the 1985 Housing Element Update. The members represented the interests and concerns of the private, public and quasi-public sectors of the City. This resulted in active interaction and participation leading to an effective housing program to meet the challenges through the remainder of this decade.


The 1985 Housing Element Update Citizens Committee consists of the following members:

Cindy Cavanaugh	Sacramento County Human Rights/Fair Housing Commission
John Ellison/Chuck Adelman	Legal Center for the Elderly and Disabled
Beverly Fretz-Brown	League of Women Voters
Kevin Gordon/Vince Latino	Building Industry Association of Superior California
Betty Gwiazdon	Sacramento Valley Apartment Association
Victor Hall/Steve Tracy	Sacramento County Planning Department
Willie May Haskins	Federal Department of Housing and Urban Development
Collette Johnson-Schulke	Sacramento Board of Realtors
Jeff Ogada	Legal Services of Northern California
Paul Schmidt	Capitol Area Development Authority
Lester Smith	Sacramento Housing and Redevelopment Agency
Lanny Tobe	Financial/Investment Representative
Steven Whitney-Wise	Sacramento Housing and Redevelopment Agency (Emergency Shelters)
Bill Wood	California Energy Commission

\*\*\*\*\*

PROJECT STAFF

Doug Holmen	Associate Planner
Bridgette Williams	Junior Planner
Lorna Russell	Project Technician
Jeff Furniss	Drafting Technician



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## I. INTRODUCTION

### A. LEGISLATIVE MANDATE

The United States Congress made it a goal through the Housing Acts of 1949 and 1968 to provide decent housing and a suitable living environment for every American family. The California State Legislature, through the Housing and Home Finance Act of 1975 adopted the national goal. It became one of the legislative policies in the California Housing Element Law. The legislative policy in creating the Housing Element Law assures that: 1) every California family can attain decent housing and enjoy a suitable living environment; 2) local and State governments have the power to provide for the housing needs of all economic segments of the community; and 3) each local government is responsible for considering the economic, environmental and fiscal factors and community goals as set forth in the General Plan and to cooperate with other local governments and the State in addressing regional housing needs.

The legislation enacted several objectives in order to carry out the above stated policies. These objectives are:

1. To assure that Counties and Cities recognize their responsibilities in contributing to the attainment of the state housing goal.
2. To assure that Counties and Cities will prepare and implement housing elements which, along with federal and State programs, will move toward attainment of the State goal.
3. To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the State housing goal, provided such a determination is compatible with the State housing goal and regional housing needs.
4. To ensure that each local government cooperates with other local governments in order to address regional housing needs.

The law requires the Housing Element to address three main areas. These areas are: 1) an assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs, 2) a statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement and development of housing, 3) a program which sets forth a 5 year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element. This Housing Element Amendment is in response to and complies with the California Housing Element Law (Government Code, Title 7, Division 1, Chapter 3, Article 10.6, Sections 65580-65589.8). It is the City's central policy statement and overall action program directed at providing safe, decent and sanitary housing for all of its residents regardless of their economic or racial status. When adopted, this Housing Element will provide the City with an official guide for making housing-related decisions. Proposed private and public initiated projects will be evaluated for conformance with the Housing Element. Housing project requests, as well as tentative subdivision maps, could be denied on the basis of nonconformance.



#### B. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Housing Element is one of ten elements found in Sacramento's General Plan. The other nine elements are land use, circulation, public facilities and services, open space, conservation, general safety, noise, community design and air pollution.

To the extent feasible, given the varying adoption dates, the General Plan elements were closely integrated and consistent with one another when they were adopted in 1974. However, this integration and consistency has lost cohesion over the past decade as a result of the myriad changes that have occurred. Consequently, this General Plan is due for an update to bring the elements back into synchronization with the changes that have occurred. Those changes should also relate to the next 20 year planning cycle.

#### C. RELATIONSHIP TO OTHER HOUSING PLANS AND PROGRAMS

Every effort has been made to coordinate and incorporate appropriate information from other current housing documents. These include the City's redevelopment plans, the City of Sacramento Housing Assistance Plan (1983-1986), the City's Community Development Block Grant Program (1985), the Housing Production Plan of the City of Sacramento (1982-1983), and the Sacramento Area Council of Governments, Regional Housing Needs Allocation Plan (1983).

#### D. GOVERNMENT COORDINATION

Coordination has occurred with several government agencies involved with housing activities and issues. These included the Sacramento Area Council of Governments (SACOG), the Sacramento County Planning Department, the Sacramento Housing and Redevelopment Agency (SHRA), the State Department of Housing and Community Development (HCD) and the local office of the Department of Housing and Urban Development-Federal Housing Administration (HUD).

#### E. PRIVATE SECTOR COORDINATION

Coordination has also occurred with the private sector in developing feasible programs. The Building Industry Association of Superior California and the Sacramento Board of Realtors, in particular have assisted in the preparation of this element.

#### F. CITIZENS COMMITTEE

A citizens committee has been set up which was approved by the Sacramento City Council Personnel and Public Employees Committee to review and comment on the Housing Element Amendment. The committee has fourteen members which represent various interests of the community.

#### G. AMENDMENTS TO THE HOUSING ELEMENT

While the Housing Element must reflect a local commitment to address identified housing needs, the addition of new housing strategies or the change



or discontinuance of an existing program should not be construed as requiring an amendment to the element. Housing strategies and specific programs will be added, modified or deleted from the element as it is updated.

All publicly and privately initiated residential projects, as contrasted with housing strategies and programs, are reviewed for conformance with the Housing Element. Where a project does not conform, the project must be modified to conform or the Element must be amended. The process for amendment is the same as for other General Plan amendments; and the circumstances favoring the amendment must be supportive of the Element's goals and policies.





## II. HOUSING NEEDS ASSESSMENT

### A. POPULATION CHARACTERISTICS

This section of the Housing Element will analyze housing needs by looking at existing population characteristics, projections of future population characteristics, future housing needs and housing constraints on all income levels relating to housing maintenance and improvements. The relationship of zoning and public facilities to residential development is also discussed.

The various "characteristics" information is primarily derived from the 1980 census data. Every effort has been taken to use the most updated census information available.

#### Growth Trends

The growth rate in Sacramento County between 1900 and 1940 was below that experienced statewide, although the population fluctuations closely paralleled one another. The City, compared to the County, comprised the largest portion of the population during this period. The total County population started to grow at a faster pace than the State after 1940. The greatest increases in population occurred between 1950 and 1960 as a result of the expansion of the aerospace industry, military bases and governmental services.

There was a marked decrease in this overall County growth rate following the 1950's decade. Contrasted with the County's slower growth rate of 2.61 percent annually during the 1960's; the City's rate was 3.41 percent. The sizeable growth increase of over 65,000 people was chiefly due to the City's annexation of the City of North Sacramento area. The remainder of this increase was from immigration and births. Since 1970 the County growth rate was higher overall than the Statewide average, making the Sacramento area one of the major growth areas in the State.

The City's population increased from 257,105 in 1970 to 275,741 in 1980.<sup>1</sup> The latest SACOG figures (July 6, 1984) show that Sacramento's population increased to 303,374 as of January 1, 1984. These figures represent an increase of 7.3 percent<sup>2</sup> between 1970 and 1980 and over 10 percent between 1980 and 1983<sup>3</sup>. The total increase in population between 1970 and 1983 was 18.0 percent.

The City increased its households at a higher rate between 1970 and 1983 than its population. Sacramento had 91,697 households in 1970. It increased its households to 113,053 in 1980 and further increased its households by the end of 1983 to 122,144. Those increases represent a growth rate of 23.3 percent between 1970 and 1980 and 9.0 percent between 1980 and 1983 which adds up to a total increase of 32.3 percent between 1970 and 1983. When the vacancy rate (number of vacant houses at a particular time) is factored in, the average household size has decreased between 1970 and 1980 from 2.77 persons per household (pph) in 1970 to 2.39 pph in 1980. The household size, however, increased to 2.43 pph between 1980 and 1983.

---

1 1970 census.

2 1980 census.

3 SACOG figures of January 1, 1984 reported July 6, 1984.

The declining household size between 1970 and 1980 can be attributed to several factors which include lower birthrates, smaller family sizes, increasing divorce rates and an increasing elderly population where many households become single family households as a result of a spouse's death. The significance of this trend toward smaller households is that a greater number of housing units is required to house a given population as the number of persons per household declines<sup>1</sup>.

The increase of household size which occurred between 1980 and 1983 is a result of recession related factors. Younger people either stayed home longer or came back to live with their parents<sup>2</sup>. Housing units were also being shared as a result of the rise in rents, interest rates, the increases in unemployment and inflation which made house ownership unaffordable. SACOG's latest figures (yet to be published) show that the trend toward smaller households is once again beginning to occur as the economy becomes stronger and more people are able to afford housing. Table 1 below shows the growth rate which has occurred in the City and County since 1960. The county increased its population between 1970 and 1980 at a faster rate than the City's growth rate. However, the City's growth accelerated at a much faster rate than the County's since 1980. The reason for this accelerated growth within the City is due to an increase in housing construction.

TABLE 1  
POPULATION GROWTH, 1960-1983

	JURISDICTION		
	SACRAMENTO COUNTY	UNINCORPORATED	CITY OF SACRAMENTO
1960	502,778	302,279	191,677
1970	634,373	367,166	257,105
Annual Percent Growth 1960-1970	2.6	2.1	3.4
1975	686,325	411,182	260,713
Annual Percent Growth 1970-1975	1.6	2.3	.3
1980	783,381	490,209	275,741
Annual Percent Growth 1975-1980	2.8	3.8	1.2
1983*	858,485	533,501	303,374
Annual Percent Growth 1980-1983	3.1	2.9	3.3
Percent Change 1970-1980	23.5	33.5	7.2
Percent Change 1980-1983	9.6	8.8	10.00

SOURCE: U. S. 1980 Census.

\*Baseline Projections, Sacramento County, 7/6/84

1 SACOG, phone conversation, January 1985.

2 Ibid.



TABLE 2  
GENERAL POPULATION CHARACTERISTICS 1980

	<u>CITY OF SACRAMENTO</u>	<u>COUNTY OF SACRAMENTO</u>
Total Population	275,741	783,381
Household Population	269,551	768,674
Total Households	112,859	299,805
Persons per Household	2.39	2.56
Persons in Group Quarters	6,190	14,707
Median Age	31.5	30.6
Per Capita Income (\$)	7,558	7,950

SOURCE: U.S. 1980 Census.

TABLE 3  
GENERAL POPULATION CHARACTERISTICS 1983

	<u>CITY OF SACRAMENTO</u>	<u>COUNTY OF SACRAMENTO</u>
Total Population	303,374	858,485
Total Households	122,144	324,623
Persons per Household	2.43	2.59
Persons in Group Quarters	6,041*	16,826

SOURCE: SACOG, Baseline Projection, Sacramento County, July 6, 1984.

\*Several types of group quarters are not included. See Table 9 for complete list.

The most current population projections for Sacramento were derived by SACOG in July 1984. Those projections show the following figures up to 1995.

TABLE 4  
POPULATION PROJECTIONS TO 1995

	<u>1980*</u>	<u>1985</u>	<u>1990-1991**</u>	<u>1995</u>
Total	275,741	312,943	337,769	364,565
Increase	0	37,202	27,826	26,796

\* SACOG, Baseline Projection, Sacramento County, July 6, 1984.

\*\*1991 is used throughout the report to meet HCD recommendations.

#### Age Distribution

The median age of the City's population in 1980 was 31.2 years. This represents only a slight increase over the median age in 1970 of 29.7 years. A more significant change occurred in the category of persons 65 years and older which increased from 10.96 percent in 1970 to 13.60 percent in 1980<sup>1</sup>. The increase in the number of persons in the 20-34 year age category is significant as this is traditionally the age group that leaves their parents household to form new households. This category was 45.5 percent larger in 1980 than in 1970. The age categories for children and young adults, 0-9 and 10-19, declined significantly during the decade<sup>2</sup>. Table 5 compares the City's 1970 and 1980 population by age category.

<sup>1</sup> 1980 Census.

<sup>2</sup> Ibid.

TABLE 5  
AGE DISTRIBUTION IN 1970\* AND 1980\*\*

	1970		1980		INCREASE/(DECREASE) 1970-1980	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0 - 9	43,767	17.2	36,007	13.1	(7,760)	(21.6)
10-19	46,138	18.1	41,514	15.1	(4,624)	(11.1)
20-34	52,090	20.5	75,786	27.5	23,696	45.5
35-64	84,524	33.2	84,950	30.8	426	.50
65+	27,894	11.0	37,484	13.6	9,590	34.4

\* 1970 Census.

\*\*1980 Census.

### Ethnic Population

The City's population is racially diverse as shown by Table 6 below.

TABLE 6  
PERSONS BY RACE 1980

<u>RACE</u>	<u>NUMBER</u>	<u>PERCENT</u>
White	186,477	67.6
Black	36,866	13.4
American-Indian	3,257	1.2
Eskimo	51	*
Aleut	11	*
Japanese	7,374	2.7
Chinese	10,663	3.9
Filipino	3,137	1.1
Korean	398	0.1
Asian Indian	876	0.3
Vietnamese	1,156	0.4
Hawaiian	267	*
Guamanian	94	*
Samoan	52	*
Other	25,059	9.1

SOURCE: 1980 Census.

\* Less than 0.1 percent.

In addition to the racial categories listed above, a separate question was asked on the 1980 Census to determine persons of Spanish origin. A total of 39,161 or 14.2 percent of the City's population said they were of Spanish origin.

Table 7 summarizes the composition of the City's households by the major ethnic and racial groups.



TABLE 7  
HOUSEHOLDS BY RACE AND ETHNICITY 1980

<u>GROUP</u>	<u>PERCENT</u>
White	73.6
Black	11.4
Native Indian*	1.0
Asian**	7.2
Other	6.8
Spanish Origin***	10.7

SOURCE: 1980 Census.

\* Native Indian includes American Indian, Eskimo and Aleut.

\*\* Asian includes Japanese, Chinese, Filipino, Korean, Asian Indian, Vietnamese, Hawaiian, Guamanian and Samoan.

\*\*\*Spanish origin also included in racial categories.

TABLE 8  
SUMMARY OF ESTIMATED 1980 CITY HOUSEHOLDS BY GROUP

HOUSEHOLDS BY GROUP	ALL HOUSEHOLDS		LOWER INCOME HOUSEHOLDS*			
	NUMBER	PERCENT	NUMBER	PERCENT	OWNER	RENTER
Total	114,707	100.0	65,756	57.4	-	-
Owner	67,826	59.1	-	-	21,797	-
Renter	46,881	40.9	-	-	-	43,959
Households by Income Level						
Middle/Upper (120+% of Median)	27,096	23.6	-	-	-	-
Moderate (80-120% of Median)	21,855	19.0	-	-	-	-
Lower (50-80% of Median)	22,438	19.6	65,756	57.4	21,797	43,959
Lowest (-50% of Median)	43,318	37.8				
Households by Size**						
Small (1-4 Persons)	102,419	89.3	59,529	51.9	18,827	40,702
Large (5+ Persons)	12,288	10.7	6,227	5.4	2,970	3,257
Households-Single Parent						
Female-Headed	20,900	18.2	15,400	13.4	4,573	10,827
Male-Headed	4,941	4.3	Base date not available.			
Households by Ethnicity						
White	87,521	76.3	47,622	41.5	16,252	31,370
Black	10,783	9.4	18,134	15.8	5,545	12,589
Mexican-American	7,456	6.5				
Asian	6,309	5.5				
Other	2,638	2.3				
Households-Aged and Disabled						
Elderly (65+ Years)	24,506	21.4	18,818	16.4	7,998	10,820
Handicapped	13,109	11.4				

TABLE 8 CONTINUED  
SUMMARY OF ESTIMATED 1980 CITY HOUSEHOLDS BY GROUP

HOUSEHOLDS BY GROUP	ALL HOUSEHOLDS		LOWER INCOME HOUSEHOLDS*			
	NUMBER	PERCENT	NUMBER	PERCENT	OWNER	RENTER
Households by Housing Condition						
Residing in Standard Units	104,962	91.5			Base data not available.	
Residing in Substandard Units	9,745	8.5			Base data not available.	
Households-Overpaying**	32,157	28.0	28,595	24.9	-	-
Owner (Over 25% of Income)	9,448	8.2	-	-	6,593	-
Renter (Over 25% of Income)	22,709	19.8	-	-	-	22,002
Households-Overcrowded	3,857	3.4			Base data not available.	

SOURCE: Estimates based on projection of 1975 special census data except as noted.  
Percents expressed as part of all households.

\* Estimates based on November 1978 SACOG household estimates, and 1975 income distribution and ethnic characteristics.

\*\* Estimate based on projection of 1976 DC/HUD Annual Housing Survey percents.

#### Housing Discrimination

Housing discrimination persists in Sacramento based on race, presence of children and marital status. Housing discrimination impacts housing availability and may lead to ethnically and economically segregated neighborhoods. Discriminatory practices are illegal under federal and State law, but under recent studies done by Sacramento Human Rights/Fair Housing Commission, property managers continue to ignore these laws and regulations.

Public agencies' attempts at eliminating discrimination have not solved the problem. There is a lack of monitoring of fair housing practices and enforcement of fair housing laws in the City. Many persons being discriminated against do not have the economic means to pursue their case and are often unaware of their legal rights.

Currently, there are two agencies in Sacramento which have made attempts to alleviate housing discrimination. They are the State Department of Fair Employment and Housing and the Human Rights/Fair Housing Commission (HFC). The State Department of Fair Employment and Housing has enforcement powers and HFC operates through mediation and conciliation. The HFC also provides community education on fair housing laws and issues.

The Human Rights/Fair Housing Commission conducted three audits in various real estate areas within the City and County to determine the amount of housing discrimination. Although the majority of the real estate areas lie within the County, a significant amount of housing discrimination occurs within the City. The HFC found 40 percent of child discrimination in three real estate areas in March 1983 and 36.7 percent incidence of sex/marital status discrimination. In April 1984, 10 percent incidence of marital status discrimination occurred in two real estate areas. In April 1985 a 46.9 percent incidence of racial discrimination occurred in four real estate areas.

In addition to the Human Rights/Fair Housing Commission's efforts, the City should make use of opportunities in its interaction with community groups,

businesses and other agencies to eliminate housing discrimination. The City must also insure housing opportunities for all people by actively encouraging and supporting anti-discrimination laws and regulations.

### Handicapped Persons

The 1980 Census counted 9,775 persons over age 16 in the City with some type of disability that interfered with their use of public transportation. This number was slightly lower than the unincorporated county's 9,870 disabled persons. Among the City's handicapped persons, 16.1 percent have a work disability. A large proportion of these persons are unable to work as a result of their disability. This data is comparable to information from the 1975 Special Census which indicated 10,700 households with at least one person having a handicap or disability that made working difficult.

### Group Quarters

Persons counted in group quarters are not part of the household population. Group quarters include: school dormitories, correctional institutions, rooming houses and convalescent homes.

Recent studies indicated that 14,491 persons were living in group quarters.<sup>1</sup> Group quarters do not include the 1,000 persons estimated to live in residential hotels/motels within the City. The chart below is a break down of types of group quarter facilities and their current population as of January 1985.

TABLE 9  
GROUP QUARTERS

<u>TYPE OF GROUP QUARTERS</u>	<u>1984/1985 POPULATION</u>	<u>1984/1985 PERCENT INCREASE</u>
Boarding schools, childrens treatment Centers	760/760	0
Homes for mentally and physically handi- capped	673/702	4.3
Schools for delinquents, reformatories, jails and prisons	964/1,083	12.3
Mental, tuberculosis, chronic hospitals, wards of general hospitals	1,306/1,278	-2.1
Private or public nursing and convale- scent homes	1,690/1,491	-11.8
Retirement communities*	2,252/2,285	1.5

<sup>1</sup> Annual Report for Housing Unit Changes; Sacramento's City Planning Division January 1985.



TABLE 9 CONTINUED  
GROUP QUARTERS

<u>TYPE OF GROUP QUARTERS</u>	<u>1984/1985 POPULATION</u>	<u>1984/1985 PERCENT INCREASE</u>
College, nurse schools dormitories	1,252/1,295	3.4
Convents, monasteries, boarding houses	443/450	1.6
Hospitals and other dormitory facilities	5,212/5,147	-1.2
TOTAL	14,552/14,491	-0.4

SOURCE: City Planning Division, Annual Report for Housing Unit Change, January 1, 1985.

\* Retirement communities are defined as: when residents eat in a common dining hall and pay for at least one meal with their rent, although some of the apartments may have small kitchens for occasional use.

#### B. HOUSEHOLD CHARACTERISTICS

##### Size and Number of Households

The number of households in the City increased from 112,859 in 1980 to 122,144 in 1983, an increase of 10.8%. As a result of the recession and higher interest rates, the average number of persons per household increased from 2.39 to 2.48, but is projected to decline to 2.40 or lower persons per household by 1990.<sup>1</sup>

##### Overcrowded Households

Overcrowding exists when a household lives in a dwelling unit with an average of more than 1.0 persons per room. The 1980 Census indicates that there were 4,571 such households in 1980; slightly over 4% of the total households. Although specific data is not available, it can be assumed that most of these households are low and very low income renters, and that many meet the large family definition of five or more family members.

Overcrowded households have typically encountered one of two problems: 1) they cannot find large rental units, or 2) they are unable to afford appropriately sized units if available.

##### Elderly Households

The elderly population (age 65 and over) increased from 27,894 in 1970 to 37,484 in 1980, an increase of 34.4% over the last ten years and was equal to 51.5% of the City's total population increase. The City expects the 37,484 figure to increase moderately throughout the next ten years.<sup>2</sup> The majority of the elderly households are considered low income due to fixed or reduced incomes.<sup>3</sup> Among the 37,484 elderly households, 12,454 or approximately one third live alone.

1 SACOG 1983 Sacramento Housing Element Update Draft Report (7/6/84) (1983 SACOG Report).

2 Ibid.

3 City's Housing Assistant Plan (HAP)

### Female Headed Households

The 1980 census indicated that the number of households headed by females, with or without children, were significantly higher than those headed by males. A total of 9,110 female-headed households with children were counted, while 1,485 male-headed households with children were counted, a difference of 513%. There was roughly a 148% difference between female households without children (4,639) and male-headed households without children (1,870). The vast majority of female-headed households are low income renters with special needs for supportive services, i.e., childcare facilities. The 1980 mean income for all families in the City of Sacramento was \$21,725. The 1980 mean income for female-headed households with children was \$9,493.<sup>1</sup>

In addition to female and male households, married couples with or without children were counted. Based on the 1980 census, 23,018 or 20% of the households were married with children and 29,879 or 26% were married without children. The 1980 census counted 43,053 non-family households<sup>2</sup>.

### Special Needs Housing

The City also encourages the expansion of housing opportunities for special need groups. Special need groups are generally those who share a common type of housing need due to age, income, short term circumstantial needs or disability. Specifically, these individuals are the elderly, handicapped, large families and persons in need of emergency shelter. It is estimated that 6,000 families will experience homelessness in the Metropolitan Sacramento area within a 12 month period.<sup>3</sup> Many of these families will have special needs.

#### Elderly

Based on the 1980 census, the elderly population increased to 37,484 persons since 1970. The 1980 census found 2.2% of the elderly were below the poverty level and approximately 3% were between 100 and 124% of the poverty level.<sup>4</sup> In 1984, SHRA indicated an increasing amount of elderly persons becoming homeless. Approximately 6,170 elderly and handicapped people resided in low income assisted housing and were in need of assistance. According to the 1980 census, the elderly make up approximately 50% of the residential hotel population in downtown Sacramento. For these reasons, the City must concern itself with adequate and low cost housing, and work toward creating "group homes" and independent living situations for the elderly.

#### Handicapped

The City should actively seek to expand housing opportunities for the handicapped in the City's planning phase. The need for affordable rental and ownership housing accessible for wheelchair living, and handicapped housing in close proximity to public transportation and jobs may result from a better understanding of the needs of handicapped persons.

1 1980 Census.

2 Ibid.

3 SHRA, written comments on Preliminary Draft Housing Element Update, April 1985.

4 1980 Census.

Based on the 1980 census, 9,775 or 16.1% of the handicapped persons over age 16 had some form of physical disability which interfered with their use of public transportation. According to the Center of Resources For Independent Living, many handicapped persons live in inadequate housing due to low and fixed incomes. Most handicapped would prefer independent living arrangements if suitable and affordable accommodations were made available.

### Large Families

There are large families in Sacramento with unmet housing needs. A large family is defined as a household consisting of five or more persons. The City counted 10,057 such households in 1980 and 3,201 of these were renter households.<sup>1</sup> The 1980 census found many of these families living in low income areas with substandard housing.<sup>2</sup>

### Persons in Need of Emergency Shelter

Another important group in need of low cost and special housing is the homeless. Based on a 1984 study done by SHRA, a significant number of homeless exist in the City. For this reason, emergency shelter provisions are set up in specific hotels, motels, module units and boarding homes.

On the average, 320 single men, women and elderly persons including 264 families are housed per night in emergency shelters.<sup>3</sup> Among the 264 families, only seven families per night are allowed in each of the five shelters for a period of up to 7 days. As a result, many homeless families are left on the streets. Among the 264 families, there are 478 children between 6 months and four years of age. The majority of the homeless are single white men and women between 18 and 35 years of age. Of the single persons who are homeless, between 35-50 percent are chronically mentally ill.

Assistance for the homeless is provided by Travelers Aid, Episcopal Community Services and SHRA. These agencies provide such services as grants, food, and facilities for the shelters. Those non-profit agencies currently providing shelter are the Bannon Street Shelter, Gospel Mission, two Front Street Shelters, Transitional Living, Community Support and South Area Emergency Shelter Center.<sup>4</sup>

The plight of the homeless has worsened in the City due to cuts in the State and Federal housing budgets and Job Rehabilitation programs. Although financial assistance has increased, apartment owners and the Housing Authority continue raising the requirements for low income persons. For these reasons, the City must work toward new innovative housing projects, capturing available grant monies and providing creative job search programs.

### Renters

Renter households represent 43.6 percent of the City's households and have special housing needs. In 1980, the median renter income was \$9,112 compared to an owner median income of \$20,474 (1980 Census of Population and Housing). Ninety-three percent of the City's renter households are lower income compared

1 SACOG Report, 1983

2 1980 Housing Element

3 SHRA, Housing and Redevelopment Study on the Homeless, 1984.

4 Community Information Center, phone conversation, February 1985.



with 32 percent of the owner households (page 9). Forty-two percent of low and moderate income renter households are overpaying for housing compared to 12.1 percent of owner households (page 22). Additionally, minority households are more likely to be renters than majority households. 52.3 percent of Black households are renters, 66.1 percent of American Indian households are renters and 51.5 percent of Spanish origin households are renters.<sup>1</sup>

### Condominium Conversion

Condominium conversion has been an ongoing issue in the City of Sacramento. The conversion of apartment complexes into condominiums tends to reduce the rental housing stock and conflicts with City policies to provide a reasonable balance of rental and ownership housing for all economic segments of the population. On the other hand, condominium conversion may benefit the City by providing a source of low and moderate income ownership housing.

Since 1980, a total of 596 units have been approved for condominium conversion. In 1984, 6 apartment complexes were approved. Currently, six complexes are pending approval for a total of 42 units.<sup>2</sup> The City allows conversion of existing rental apartment complexes to condominiums, provided the minimum vacancy rate is 5 percent. This vacancy rate was established to ensure adequate rental housing opportunities in areas where condominium conversions are proposed and to preserve the existing rental housing stock.

### Single Room Occupancy Units (SRO's)

The City estimates roughly 1,000 single room occupancy (SRO) units, in fifteen hotels, within the downtown area. SRO's are residential hotels and boarding houses with six or more units, available on a month-to-month basis. Almost 50% of these residents are elderly; 80% are male; and virtually all receive either social security or some form of public assistance.<sup>3</sup>

The City's Housing Assistance Plan 1983-1986 (HAP) estimated the median length of stay in an SRO unit at 4.2 years. The residents median income is less than \$4,600 per year, and most pay over 30% of their income for rent which puts them in the "overpayment" category. The City's Downtown Redevelopment Plan includes a recommendation for new SRO units and construction loan assistance.

Based on information collected by SHRA, 63 SRO hotels closed since 1961 which contained a total of 3,000 SRO units. At the same time the population of low-income single people has increased. Within the last 5 years, five SRO hotels have been closed and were demolished or converted to offices or other kinds of uses.

The City imposed a moratorium on SRO conversions and demolitions which will remain in effect until January 1, 1986 or 60 days after adoption of the Downtown Redevelopment Plan. The present SRO moratorium process cannot be continued indefinitely; therefore, the City must work toward the creation of an ordinance to preserve SRO units.

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1 Information supplied by the Sacramento County Human Rights/Fair Housing Commission, June 1985.

2 1980-1984 Planning Department Agenda Synopsis Records.

3 Definition supplied by SHRA.

## Rehabilitation

Rehabilitation is the primary tool available to revive substandard units. The City's HAP estimates that a total of 8,695 housing units were substandard in 1980. Of these units, 4,390 were ownership units and 4,305 were rentals. The HAP estimates that 85% or 7,389 of these units are suitable for rehabilitation.<sup>1</sup> The remaining 1,306 units (15 percent) will in all probability be demolished.

## Tax Increment

Current State law requires that 20 percent of tax increment monies be used to replace low cost housing displaced by rehabilitation programs. This money should be used to subsidize low income housing construction and rents. This money matched with private investment and low interest loans by local lending institutions would go a long way to ease the burden of lack of low cost housing.

## Mobile Homes

Based on a report done by the Building and Records Division within the Department of Community Development in December 1984; 3,133 spaces were occupied by mobile homes, with 2,964 mobile homes being occupied by permanent residents. Prior to this count, the Department of Finance (DOF) indicated there were 4,278 persons residing in mobile homes in 1984 and 4,385 in 1985. There has been a trend of Mobile Home Parks being removed in other jurisdictions resulting in major impacts to tenants; however, the City indicates few Mobile Home Parks being removed and does not foresee the trend occurring in Sacramento in the near future.

## Farmworkers

No data on farmworkers was collected in the 1980 census. In all probability, there are very few farmworkers living in Sacramento. It is assumed that most farmworkers live on or near the farms they work. It was disclosed at an Emergency Shelter Task Force Meeting in March 1985, that farmers do hire people staying at the emergency shelters on occasion, picking them up in the mornings and bringing them back in the evenings.

## C. HOUSING MARKET CHARACTERISTICS

### Regional Housing

The following information was taken from the SACOG Regional Housing Needs Allocation Plan, October 1984. The Allocation Plan is required under Section 65583 of the Government Code and is the responsibility of SACOG to prepare. The Allocation Plan is required to quantify the locality's existing and projected housing needs for all income levels and determine the number of households projected to reside in each jurisdiction in the region by the year 1990. The Allocation Plan can be found in Appendix A.

The Population and Household Projections in Table 10 was based on DOF figures which SACOG's Regional Information Service (RIS) used. HCD used different assumptions on household size and other demographic factors for developing

1 1983 SACOG Report.

household projections. HCD household projections for 1990-1991 are represented in the last column of Table 10 below.

TABLE 10  
POPULATION AND HOUSEHOLD PROJECTIONS

<u>COUNTY</u>	<u>1983 DOF POPULATION</u>	<u>1990-1991 DOF POPULATION</u>	<u>1983 DOF HOUSEHOLDS</u>	<u>1990 RIS HOUSEHOLDS</u>	<u>1990-1991 HCD HOUSEHOLDS</u>
Sacramento	839,949	996,700	317,408	388,060	398,200
Yolo	118,922	136,800	43,151	51,078	52,200
Placer	127,745	167,794	46,714	64,382	64,500
Sutter	56,454	63,800	19,934	23,043	24,000
Yuba	51,401	56,600	18,555	20,700	20,600

Households are distributed in four income categories as follows:

TABLE 11  
HOUSEHOLD INCOME CATEGORIES

Very Low:	0-50% of median family income
Low:	51-80% of median family income
Moderate:	81-120% of median family income
Above Moderate:	Above 120% of median family income

In order to determine the number of households needed in each jurisdiction, an appropriate number of housing unit vacancies must be added to the projected number of households. The method as to how the following figures were derived is explained in Appendix A.

The projected households per jurisdiction are shown in Table 12.

TABLE 12  
HOUSEHOLD PROJECTIONS BY JURISDICTION

	<u>1983 HOUSEHOLDS</u>	<u>1990-1991 HOUSEHOLDS</u>	<u>1983-1991 INCREASE</u>	<u>1983-1991 INCREASE</u>	<u>ANNUAL GROWTH RATE(%)</u>
Sacramento City	119,599	145,849	26,250	22.0	2.7
Folsom	4,004	5,504	1,500	37.5	4.3
Galt	1,992	3,217	1,225	61.5	6.6
Isleton	391	411	20	5.1	.7
<u>Sacramento Co. Uninc.</u>	<u>191,022</u>	<u>243,222</u>	<u>51,800</u>	<u>27.1</u>	<u>3.2</u>
Sacramento County Total	317,008	398,203	80,795	25.5	3.1
Davis	14,836	17,931	3,095	20.1	2.6
Winters	1,027	1,277	250	24.3	2.9
Woodland	11,178	13,893	2,715	24.3	2.9
<u>Yolo County Uninc.</u>	<u>16,110</u>	<u>19,096</u>	<u>2,986</u>	<u>18.5</u>	<u>2.3</u>
Yolo County Total	43,151	52,197	9,046	21.0	2.6
Roseville	10,094	14,952	4,858	48.1	5.4
Rocklin	3,114	5,829	2,685	85.4	8.6



TABLE 12 CONTINUED  
HOUSEHOLD PROJECTIONS BY JURISDICTION

	<u>1983</u> <u>HOUSEHOLDS</u>	<u>1990-1991</u> <u>HOUSEHOLDS</u>	<u>1983-1991</u> <u>INCREASE</u>	<u>1983-1991</u> <u>INCREASE</u>	<u>ANNUAL</u> <u>GROWTH</u> <u>RATE(%)</u>
Lincoln	1,604	2,578	974	60.7	6.5
<u>Balance</u>	<u>31,872</u>	<u>40,641</u>	<u>8,769</u>	<u>27.5</u>	<u>3.3</u>
Placer County Total	46,684	64,000	17,286	37.0	4.3
Yuba City	8,300	9,950	1,650	19.9	2.4
Live Oak	1,190	1,490	300	25.2	3.0
<u>Sutter Uninc.</u>	<u>10,444</u>	<u>12,560</u>	<u>2,116</u>	<u>20.3</u>	<u>2.5</u>
Sutter County Total	19,934	24,000	4,066	20.4	2.5
Marysville	4,438	4,629	191	4.3	.8
Wheatland	590	641	51	8.6	1.1
<u>Yuba County Uninc.</u>	<u>13,527</u>	<u>15,429</u>	<u>1,902</u>	<u>14.1</u>	<u>1.8</u>
Yuba County Total	18,555	20,699	2,144	11.6	1.5

SOURCE: SACOG, Regional Housing Needs Allocation, October 1984.

The next step in the allocation process is to allocate the 1991 households for each jurisdiction in order to aid each jurisdiction in determining the types of housing future households will be able to afford and to try to balance households in the four income categories (Table 11). Consequently, the types and cost of housing among all jurisdictions in each market area will be identified.

The income levels for the Sacramento Market Area are as follows:

TABLE 13  
SACRAMENTO MARKET AREA

Median Family Income: \$20,888

<u>INCOME CATEGORY</u>	<u>INCOME</u>	<u>PERCENT</u>
Very Low	\$ 0-10,444	29.8
Low	\$10,445-16,710	18.9
Moderate	\$16,711-25,066	21.3
Above Moderate	Over 25,066	30.3

SOURCE: SACOG, Regional Housing Needs Allocation, October 1984. Medium Family Income figures were derived from the 1980 Census.

Therefore, the Regional housing needs fair share allocation for the City of Sacramento is shown in the following table:

TABLE 14  
REGIONAL HOUSEHOLDS ALLOCATION FOR SACRAMENTO CITY

<u>INCOME CATEGORY</u>	<u>1983</u>	<u>% of 1983 TOTAL</u>	<u>1991</u>	<u>% of 1991 TOTAL</u>	<u>1983-1991 INCREASE</u>	<u>% OF INCREASE</u>
Very Low	44,012	36.8	48,696	33.4	4,684	17.8
Low	22,724	19.0	27,640	19.0	4,916	18.7
Moderate	23,202	19.4	29,645	20.3	6,443	24.6
Above Moderate	29,661	24.8	39,868	27.3	10,207	38.9
TOTAL	119,599	100.0	145,849	100.0	26,250	100.0

SOURCE: SACOG, Regional Housing Needs Allocation, October 1984.

As Table 14 indicates, Sacramento City will need to provide approximately 26,250 new households between 1983 and 1991. Out of that total, units for 4,684 households need to be built for the very low income group. The low income group will need units for 4,916 households. The moderate income group will need units for 6,443 households. The above moderate group need units for 10,207 households. The most up-to-date figures released from DOF in April 1985 show Sacramento as having 125,482 households and 136,927 dwelling units.

#### Cost of Housing

##### Household incomes

In the case of household income, 1980 figures will be used since all the newer figures relate to the entire Sacramento County area and is always higher in terms of income.

The amount of income available determines whether or not an individual or household can afford to purchase or rent adequate housing. For the purposes of discussing income and the affordability of housing, the four income categories are used again and are based on the median family income for Sacramento in 1979 (1980 Census) which was \$18,844. The County median family income was \$20,949. Latest figures from HUD showed a median family income for the County of \$27,300 in May 1984.<sup>1</sup> This amounts to a 30.3 percent increase which if applied to the City would give the City a median family income of \$24,554.

TABLE 15  
HOUSEHOLDS BY MEDIAN FAMILY INCOME, 1980

<u>INCOME</u>	<u>PERCENT OF MEDIAN FAMILY INCOME</u>	<u>INCOME RANGES*</u>	<u>PERCENT OF HOUSEHOLDS**</u>	<u>NUMBER***</u>
Very Low	0-50%	\$0 - \$9,422	31.0%	34,986
Low	51-80%	\$ 9,423-15,075	23.0%	25,958

<sup>1</sup> Figure supplied from SHRA, May 1985.

TABLE 15 CONTINUED  
HOUSEHOLDS BY MEDIAN FAMILY INCOME, 1980

<u>INCOME</u>	<u>PERCENT OF MEDIAN FAMILY INCOME</u>	<u>INCOME RANGES*</u>	<u>PERCENT OF HOUSEHOLDS**</u>	<u>NUMBER***</u>
Moderate	81-120%	\$15,076-22,613	18.0%	20,315
Above Moderate	Over 120%	\$22,614+	28.0%	31,600
TOTAL			100.0%	112,859

SOURCE: 1980 Census.

\* 1980 Census Median Family Income of \$18,844.

\*\* Percentages from SACOG Regional Housing Needs Allocation Plan.

\*\*\* Percentage applied to 1980 Census total households.

### Unemployment

The number of people unemployed in the City of Sacramento was 12,600 in 1984 for a 9.2 percent rate of unemployment. The County had an unemployment rate of 8.0 percent for a total of 32,500 (which included the City of Sacramento).<sup>1</sup>

For comparison purposes, the County had an unemployment rate in December, 1984 of 6.9% for a total of 28,600 out of a total working population of 415,100.<sup>2</sup> That figure is not broken down to jurisdictional areas so an accurate number for Sacramento City is not available. One can only infer that the number of unemployed people in the City has declined.

### Person/Households Below Poverty Level

The 1980 census has the following information on person/households below the poverty level.

TABLE 16  
RESIDENTS BELOW POVERTY LEVEL  
SACRAMENTO COUNTY

#### FAMILY POVERTY LEVEL - BASED ON A FAMILY OF FOUR

Farming Family	\$7,910.00
	\$1,250.00 per each additional member
Non-Farming Family	\$9,300.00
	\$1,540.00 per each additional member

#### SINGLE UNRELATED PERSONS BELOW THE \$4,980.00 POVERTY LEVEL

City	12,256 people - 21.7% total population 58,000 (approximate)
County	24,739 people - 21.8% total population 114,000 (approximate)

1 Employment Development Department Data Research Division, Sacramento County, January 1985.

2 State Department of Employment Development figures based on December 1984 figures.



TABLE 16 CONTINUED  
RESIDENTS BELOW POVERTY LEVEL  
SACRAMENTO COUNTY

TOTAL PERSONS	769,233
Total above the Poverty Level	682,763
Total below the Poverty Level	91,730
Percentage Above	89%
Percentage Below	11.92%
TOTAL WHITE POPULATION	625,056
Whites above the Poverty Level	567,611
Whites below the Poverty Level	57,455
Percentages Above	.9080 = 91%
Percentages Below	.9190 = 9%
TOTAL BLACK POPULATION	56,994
Blacks above the Poverty Level	43,295
Blacks below the Poverty Level	13,699
Percentages Above	.7596 = 76%
Percentages Below	.2403 = 24%
TOTAL AMERICAN INDIAN POPULATION	9,767
Native Indians above the Poverty Level	7,464
Native Indians below the Poverty Level	2,303
Percentage Above	.7642 = 76%
Percentage Below	.2357 = 24%
TOTAL ASIAN POPULATION	40,562
Asians above the Poverty Level	35,527
Asians below the Poverty Level	5,035
Percentage Above	.8757 = 88%
Percentage Below	.1241 = 12%
TOTAL SPANISH ORIGIN POPULATION	72,560
Spanish Origin above the Poverty Level	59,312
Spanish Origin below the Poverty Level	13,248
Percentage Above	.8174 = 82%
Percentage Below	.1825 = 18%

SOURCE: 1980 Census.

TABLE 17  
FAMILY TYPE, PRESENCE AND AGE OF CHILDREN  
CITY OF SACRAMENTO

<u>BELOW POVERTY</u>	<u>TOTAL FAMILIES</u>	<u>FAMILIES WITH FEMALE HEAD OF HOUSEHOLDS</u>
Children 0-5 & 6-7	1827	998
Children 0-5 only	2091	1167
Children 6-17 only	2707	1847
No Children	1576	375

Age of Households

	<u>FAMILIES</u>	<u>NON-FAMILIES</u>
Households 15-64	7623	5370
Households 65+	578	1958

SOURCE: 1980 Census.

Housing Overpayment (Affordability)

Housing is considered affordable if a household does not have to pay more than 30 percent of its income to obtain it. That 30 percent figure applies to all income groups and income ranges as identified in Table 13.

Many households pay more than the appropriate percentage of their income for housing. The number of very low, low, and moderate income households estimated to be overpaying is shown in Table 18.

TABLE 18  
HOUSEHOLDS OVERPAYING BY INCOME

	<u>RENTER HOUSEHOLDS</u>	<u>PERCENT</u>	<u>OWNERSHIP HOUSEHOLDS</u>	<u>PERCENT</u>	<u>TOTAL HOUSEHOLDS</u>	<u>PERCENT</u>
Very Low	17,247	35.0	4,229	6.6	21,476	19.0
Low	3,203	6.5	2,326	3.7	5,529	4.9
Moderate	368	.75	1,160	1.8	1,528	1.4
TOTAL	20,818	42.3	7,715	12.1	28,533	25.3

SOURCE: 1980 Census.

The City's HAP for 1983-1986 estimates that of the very low and low income renter households overpaying, 23% are elderly, 70% are small families and 7% are large families.

Housing Costs

The value of single family homes increased dramatically in Sacramento between 1970 and 1980. According to Census information, the median value of single family homes more than tripled during the decade from \$16,600 in 1970 to \$54,600 in 1980. Median family income during approximately the same period (1969 to 1979) less than doubled from \$11,177 to \$18,844. Viewed in another

way, the median value of a single family home in 1980 was nearly three times the median family income, whereas the median value of a single family home in 1970 was less than one and a half times the median family income of that period.

The great increase in home values, along with the increase in interest rates, have priced many households out of the home ownership market. This situation has also held the average sale price of homes relatively constant over the last four years and has greatly slowed the construction of new homes as shown on Table 19 and Table 20 respectively.

TABLE 19  
AVERAGE SELLING PRICE OF HOMES IN SACRAMENTO COUNTY

<u>YEAR</u> <u>(JANUARY)</u>	<u>AVERAGE</u> <u>PRICE</u>	<u>ANNUAL</u> <u>INCREASE(%)</u>
1975	\$30,300	---
1976	\$33,800	11.6%
1977	\$38,350	13.5%
1978	\$45,350	18.3%
1979	\$56,350	24.3%
1980	\$69,880	24.0%
1981	\$76,660	9.7%
1982	\$84,800	10.6%
1983	\$85,790	1.2%
1984	\$86,595	0.9%

SOURCE: Sacramento Board of Realtors, Figures are not broken down by jurisdiction.

TABLE 20  
NEW UNITS COMPLETED - 1976 TO 1982

<u>YEAR</u>	<u>SINGLE</u> <u>FAMILY</u>	<u>2 - 4</u> <u>UNITS</u>	<u>5+</u> <u>UNITS</u>	<u>MOBILE</u> <u>HOMES</u>	<u>TOTAL</u> <u>NEW</u> <u>UNITS</u>
1976	298	46	38	85	467
1977	663	120	963	167	1,913
1978	1,234	329	475	162	2,200
1979	1,451	185	561	207	2,404
1980	2,593	339	1,236	200	4,368
1981	1,484	237	599	14	2,334
1982	2,096	119	276	45	2,536

SOURCE: SACOG, 1982 Housing Module

#### Rental Costs

The 1980 Census counted 49,198 (43.6%) renters in the City of Sacramento. Although the number of renters is slightly lower than the number of owners, the demand for rental units is increasing. Along with the increase in rental demand is the significant increase in rental rates. The median rents for rental-occupied units nearly doubled between 1980 and 1985.



The latest figures as of February 1985 (Table 22 on the next page) indicates that the rental rate has increased substantially in the past 5 years.

### Sacramento Housing Stock

There were 123,237 housing units in the City in 1980. This was an increase of 26,662 or 27.6% over 1970. As stated previously the number of new units was greater than the number of new households (21,162) and the population increase (18,836).

### Owner/Renter Occupancy

There were 112,859 occupied housing units in 1980. Renters occupied 49,198 of these units or 43.6%. The remainder were owner occupied (63,661). In 1970, 42.7% of the occupied units were renter-occupied and 57.3% were owner-occupied. This indicates that the proportion of the City's households that become owners or renters has remained relatively stable. Table 21 below summarizes these changes over the last decade.

TABLE 21  
OCCUPANCY BY TENURE 1970-1980

	1970		1980		INCREASE 1970-1980	
	<u>NUMBER</u>	<u>PERCENT</u>	<u>NUMBER</u>	<u>PERCENT</u>	<u>NUMBER</u>	<u>PERCENT</u>
Owner	52,561	57.3%	63,661	56.4%	11,100	21.1%
Renter	39,136	42.7%	49,198	43.6%	10,062	25.7%
TOTAL	91,697	100.0%	112,859	100.0%	21,162	23.1%

SOURCE: 1980 Census.

### Vacancy Rates

In 1970, 1.7% of the ownership units that were vacant were for sale, and 6.8% of the rental units were vacant for rent. This yielded an overall vacancy rate in 1970 of approximately 4.0%. In 1980, these figures had climbed to 3.2% for ownership units and 10.6% for rental units; a net vacancy rate of over 6%. However, the vacancy rate for low income housing units was less than 0.98 percent.<sup>1</sup>

The Federal Home Loan Bank in San Francisco has determined a 2.5 percent vacancy rate for Multi-family units. Recent figures (January 1, 1985) from DOF show the overall vacancy rate for the City of Sacramento at 8.36 percent.

### Housing Condition

The type of structures and the condition of the housing stock gives an indication of the kind of residential environment present in the City. In 1980, 60.6 percent of the occupied housing in the City was detached single family homes. Table 23 summarizes housing units by type.

<sup>1</sup> SHRA, written comment, April 1985.

TABLE 22

SUMMARY OF RENTAL RATES\*  
MARCH 1985

Jurisdiction by Area**	Studio		One-Bedroom		Two-Bedroom		Three-Bedroom		Four-Bedroom		Five-Bedroom	
	Range	\$Median	Range	\$Median	Range	\$Median	Range	\$Median	Range	\$Median	Range	\$Median
<u>Area 1</u>												
Homes	-	-	250-400	331	295-650	453	395-850	547	680-1500	995	750-900	675
Duplexes	-	-	195-385	295	200-550	386	460-700	519	-	-	-	-
Townhouses	-	-	295	295	375-600	407	425-485	465	-	-	-	-
Condo's	-	-	185-675	313	200-750	473	400-995	571	-	-	-	-
Apartments	150-265	234	180-400	263	200-550	343	-	-	-	-	-	-
Cottages**	135-230	183	-	-	-	-	-	-	-	-	-	-
<u>Area 2</u>												
Homes	165-200	179	200-350	273	200-850	425	500-1750	519	175-800	595	-	-
Duplexes	200	292	190-380	267	250-575	365	450-575	519	-	-	-	-
Townhouses	-	-	350	350	500-600	550	450-700	583	-	-	-	-
Condo's	300	300	190-430	375	235-600	415	450-525	478	-	-	-	-
Apartments	284-325	309	175-275	224	200-400	292	-	-	-	-	-	-
Cottages	225	225	-	-	-	-	-	-	-	-	-	-
<u>Area 3</u>												
Homes	-	-	450-475	463	375-750	525	510-975	754	600-1075	867	-	-
Duplexes	-	-	345-400	372	350-725	570	450-795	629	800	800	-	-
Townhouses	-	-	-	-	400-450	431	475	475	-	-	-	-
Condo's	-	-	385-450	437	495-600	535	450-495	473	-	-	-	-
Apartments	-	-	335-415	360	375-445	404	495	495	-	-	-	-
Cottages	220-250	235	-	-	-	-	-	-	-	-	-	-
<u>Area 4</u>												
Homes	-	-	325-375	330	275-585	414	350-750	449	395-650	544	-	-
Duplexes	-	-	200-300	237	250-500	358	350-495	443	-	-	-	-
Townhouses	-	-	-	-	325-450	382	395-460	434	-	-	-	-
Condo's	-	-	230-290	270	225-450	334	400	400	-	-	-	-
Apartments	-	-	225-315	288	250-350	279	-	-	-	-	-	-
Cottages	250-275	263	-	-	-	-	-	-	-	-	-	-
<u>Area 5</u>												
Homes	-	-	135-325	246	250-600	393	365-950	509	360-900	588	-	-
Duplexes	-	-	195-325	268	250-600	430	350-575	473	-	-	-	-
Townhouses	-	-	-	-	345-435	410	425-460	435	-	-	-	-
Condo's	-	-	325	325	250-425	354	300-750	475	-	-	-	-
Apartments	230-265	242	225-325	299	265-575	366	605	605	-	-	-	-
Cottages	-	-	-	-	-	-	-	-	-	-	-	-

\* Survey Data from Home Finders Wannavee Enterprises, Inc.

\*\*Area 1 Entails: E. Sacramento &amp; Central

Area 4 Entails: Meadowview

Area 2 Entails: No. &amp; So. Natomas &amp; No Sacramento

Area 5 Entails: E. Broadway &amp; So Sacramento

Area 3 Entails: Pocket

\*\*\*No Available Data Defining Unit Size

TABLE 23  
UNITS BY TYPE OF STRUCTURE, 1980

TYPE OF STRUCTURE	TOTAL		TOTAL	RENTER OCCUPIED	
	NUMBER	%*	OCCUPIED	NUMBER	%**
Single Family Detached	73,567	60.6	69,095	12,917	18.7
Single Family Attached**	6,531	5.3	6,017	3,699	61.5
Two-Four Unit Complexes	13,661	11.1	12,077	9,931	82.2
Five Plus Unit Complexes	27,961	22.0	23,388	22,317	93.4
Mobile Homes	2,436	2.0	2,282	345	15.1
TOTAL	123,256	100.0	112,859	49,209	43.6

SOURCE: 1980 Census

\* Percent of total occupied for each type.

\*\* Duplexes, halfplexes and townhouses.

The age of the housing stock provides one indicator of the condition of the housing available. Over 50% of the City's housing was built more than 20 years ago. Many of these older units have been well maintained and are in prime residential areas. Other older and new units have not been well maintained and are in need of rehabilitation or replacement. Table 24 summarizes the age of the City's housing supply.

TABLE 24  
AGE OF HOUSING STOCK, 1980

<u>YEAR UNIT BUILT</u>	<u>NUMBER OF UNITS BUILT</u>	<u>% OF TOTAL HOUSING STOCK</u>
1970 to 1980	28,829	23.4%
1960 to 1970	25,240	20.5%
1950 to 1960	26,557	21.5%
1949 - earlier	42,630	34.6%

SOURCE: 1980 Census.

The City's HAP for 1983-1986 estimated the number of substandard units in the City using the following indicators based on information from the 1980 Census:

1. Owner occupied housing units are considered substandard if:
  - A. Units lack complete plumbing facilities; and/or
  - B. Units have more than 1.01 persons per room; and/or
  - C. Units were built before 1940 and valued below \$35,000.
2. Substandard renter occupied units include households which were either:
  - A. Units lacking some or all plumbing facilities; and/or
  - B. Units where there were more than 1.01 persons per room.



Excluding condominiums and mobile homes for which 1980 Census data on "condition" was not available, 4,390 or 8.4% of the owner occupied or vacant for sale units were substandard. A total of 4,305 or 8.5% of the renter occupied or vacant for rent units were substandard. Of the substandard units, 85 percent or 7,390 are suitable for rehabilitation. The remaining 1,305 units (15 percent) are not suitable for rehabilitation and will be demolished and replaced. Housing units are lost to fire or otherwise ordered demolished by the Building Inspection Division from time to time. Housing units have been demolished at an average rate of approximately 150 per year for the past seven years. Low income households occupy 80 percent of these substandard units suitable for rehabilitation.

### Energy Cost

The two major utility services in Sacramento County are SMUD (Sacramento Municipal Utility District) and PGandE (Pacific Gas and Electric). In 1983, SMUD counted 329,567 households being provided with service. Of those households receiving service, 81,515 or 24.7% were using electricity as their heating source and 248,052 or 75% were using gas. The amount of solar heating being used was only 1% with no significant indications of increase.<sup>1</sup> Due to a large amount of homes built prior to 1970, most households are using PGandE services due to having gas utilities.<sup>2</sup> As of December 1984; PGandE had 240,362 households using natural gas.

Electricity and gas are the main energy types used in Sacramento County. Almost all renters and owners pay their own utility bills. SMUD estimated the average home uses 750 kwh of electricity monthly. These figures would result in the average utility bill being \$37.18/month during the winter and \$42.43/month during the summer. These average costs include the monthly service charge of \$4.55/month.<sup>3</sup> Utility costs have gone up between 8 1/2 to 9 1/2 percent during the 1 year period of 1983-1984.<sup>4</sup>

According to a 1981 Appliance Saturation Survey done by SMUD, the majority of households have a water heater that services their residences. Eighty-five percent (85%) of the survey respondents indicated they have their own water heater. Most water heaters are natural gas which accounts for 77% among single-family homes, and only 20% are electric.

TABLE 25  
WATER HEATER FUEL TYPE FOR ALL RESIDENCES

Electricity	20.2%
Natural Gas (from a utility)	76.7%
L.P, Propane, Butane (from tanks or bottles)	.9%
Oil/Kerosene	.1%
Wood	.1%
Solar Energy	1.0%
Other	.1%
Not Sure	1.4%

SOURCE: SMUD 1981 Appliance Saturation Survey

1 SMUD Information Center

2 PGandE Information Center

3 SMUD op cit.

4 Sacramento Valley Apartment Association May 1985.

#### D. FUTURE HOUSING NEEDS

##### Total Need

The City of Sacramento will need 38,836 new housing units between 1980 and 1995. The total household units need is determined from the population figures by taking the persons per household (pph) which is determined to be 2.39 and dividing it into the population figure and then factoring in a 6 percent vacancy rate.<sup>1</sup> The table below indicates what the population was in 1980 and the population estimate for 1985, 1991 and 1995. The third column in the table shows the increase of household units over the previous five year period.

TABLE 26  
PROJECTED FUTURE POPULATION AND HOUSEHOLD UNITS

<u>YEAR</u>	<u>POPULATION</u>	<u>TOTAL DWELLING UNITS</u>	<u>NEW SUPPLY</u>	<u>REPLACEMENT*</u>	<u>TOTAL</u>
1980	275,741	123,237	-	-	-
1985	309,352	136,927	13,690	750	14,440
1991	337,769	149,806	11,012	900	11,912
1995	364,565	161,690	11,884	600	12,484
TOTAL ADDITIONAL HOUSEHOLD UNITS NEED					38,836

\* The "replacement" column figures are derived from the 150 units that are demolished each year on the average.

TABLE 27  
CONSTRUCTION NEED BY INCOME LEVEL

<u>INCOME CATEGORY</u>	<u>% OF 1983 TOTAL</u>	<u>1985</u>	<u>1991</u>	<u>1995</u>
Very Low	17.8	2,571	2,120	2,222
Low	18.7	2,700	2,228	2,335
Moderate	24.6	3,552	2,930	3,071
Above	38.9	5,617	4,634	4,856
TOTAL	100.0	14,440	11,912	12,484

##### Jobs-Housing Balance

The Jobs-Housing Balance issue deals with the relationship between the creation of jobs and the availability of housing. As new industry is developed, employees must be able to secure housing at a price they can afford. If it is not made available, long commutes will contribute to traffic congestion and air pollution. Examples of this can be found in Santa Clara, Orange and Placer Counties where these problems have forced some industries to locate elsewhere.

<sup>1</sup> A 6 percent vacancy rate is the norm used as a good balance between supply and demand.

With the advent of high tech industry to the Sacramento Area, the City is seeking to avoid problems experienced in other areas. Some of the solutions may be to locate affordable housing close to work centers; and to encourage Transportation Systems Management (TSM) programs (i.e., public transit and car/van pools).

A joint City/County Urban Development Task Force has reviewed the Jobs-Housing Balance issue and the City is now developing policies in response to this challenge.

The following table shows the distribution of vacant residential land in the eleven major community planning areas which comprise Sacramento. The table is divided between land on which single family and multiple family units can be built.

TABLE 28  
DISTRIBUTION OF VACANT RESIDENTIAL LAND  
BY PLANNED LAND USE

COMMUNITY	SINGLE FAMILY-CONDO		MULTIPLE		TOTAL ACRES
	ACRES	PERCENT	ACRES	PERCENT	
Arden-Arcade	28.4	0.3	48.20	4.6	76.60
Central City	2.1	*	21.05	2.0	23.15
East Broadway	234.3	2.6	37.65	3.6	271.95
East Sacramento	25.3	0.3	15.10	1.4	40.40
Land Park	83.8	0.9	6.50	0.6	90.30
Meadowview	1,468.5	16.3	23.80	2.2	1,492.30
North Natomas**	46.5	0.5	1.80	0.2	48.30
North Sacramento	1,671.7	18.5	163.70	15.6	1,835.40
Pocket	1,726.9	19.2	84.20	8.0	1,811.10
South Natomas	1,196.7	13.3	453.60	43.1	1,650.30
South Sacramento	2,534.6	28.1	196.50	18.7	2,731.10
CITY TOTAL	9,018.8	100.0	1,052.1	100.0	10,070.9

SOURCE: Vacant Land Survey - May 1980

\* Less than 0.1 percent.

\*\*These figures represent the existing conditions for North Natomas. Appendix C describes development scenarios for North Natomas.

Table 29 shows the breakdown of household units for each of the eleven communities. Sacramento had enough land as of 1980 to construct 42,316 single family and 20,876 multi-family housing units for a total of 63,192 housing units within the City limits. It can be safe to assume, therefore, that there is enough vacant non-constrained residential land at present to supply the housing needs to 1995.

The following table shows the household unit capacity breakdown per community. It is based on the build-out capacity of each community as derived from the 1980 Vacant Land Survey.



TABLE 29  
SINGLE AND MULTI-FAMILY HOUSEHOLD UNIT  
CAPACITY BREAKDOWN PER COMMUNITY

<u>COMMUNITY</u>	<u>SINGLE FAMILY UNITS</u>	<u>73% LOW AND MODERATE ALLOCATION*</u>	<u>MULTI-FAMILY UNITS</u>	<u>73% LOW AND MODERATE INCOME ALLOCATION*</u>
Arden-Arcade	158	115	378	276
Central City	37	27	883	645
East Broadway	1,634	1,193	669	488
East Sacramento	139	101	347	253
Land Park	621	453	125	91
Meadowview	6,407	4,677	458	334
North Natomas	232	169	25	18
North Sacramento	9,148	6,678	3,928	2,867
Pocket	6,712	4,900	1,600	1,168
South Natomas	7,124	5,201	8,284	6,047
South Sacramento	10,104	7,376	4,179	3,051
 CITY TOTAL	 42,316	 30,890	 20,876**	 15,238

SOURCE: 1980 Vacant Land Survey.

\* The 73 percent figure is derived from the sum of the very low, low and moderate income categories percent figure in Table 13.

\*\* The old Delta Shores Schematic Plan had 3,110 units which are excluded from these figures.

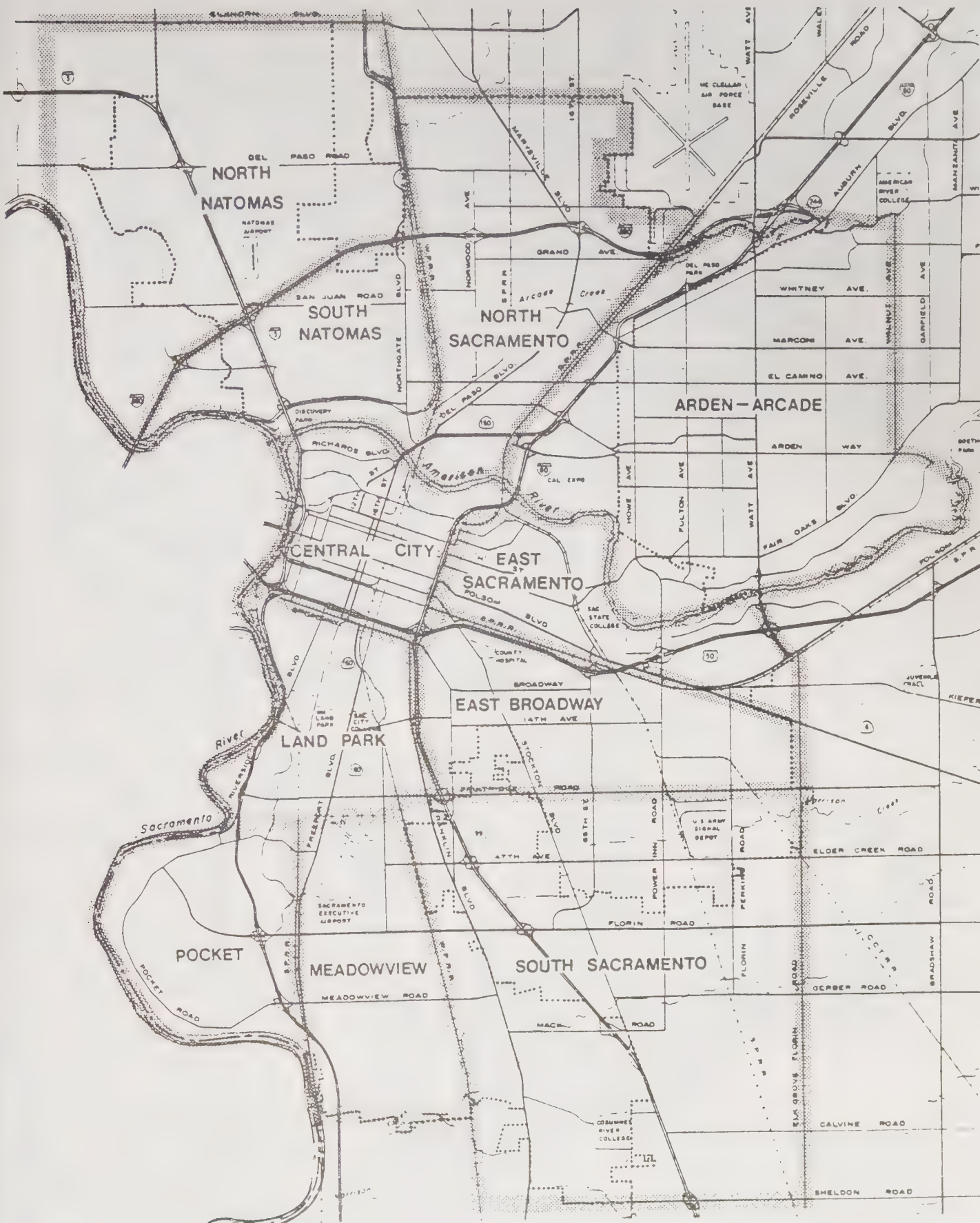
#### Affordable Housing Needs - Fair Share

The previous table has identified the total number of single and multiple family units (42,316 and 20,876 respectively) which could be built on existing vacant land. A breakdown of the SACOG allocated number of very low, low and moderate income housing units is also identified for each of the eleven planning communities. As was stated in the Regional Housing section in the previous chapter, the regional housing needs fair share allocation for the City of Sacramento calls for 26,250 new housing units between 1983 and 1991. Based on current construction activity, that figure can be met. Allocating the appropriate numbers of very low, low, moderate and above moderate housing units to each community will be the challenge.

#### Special Housing Needs

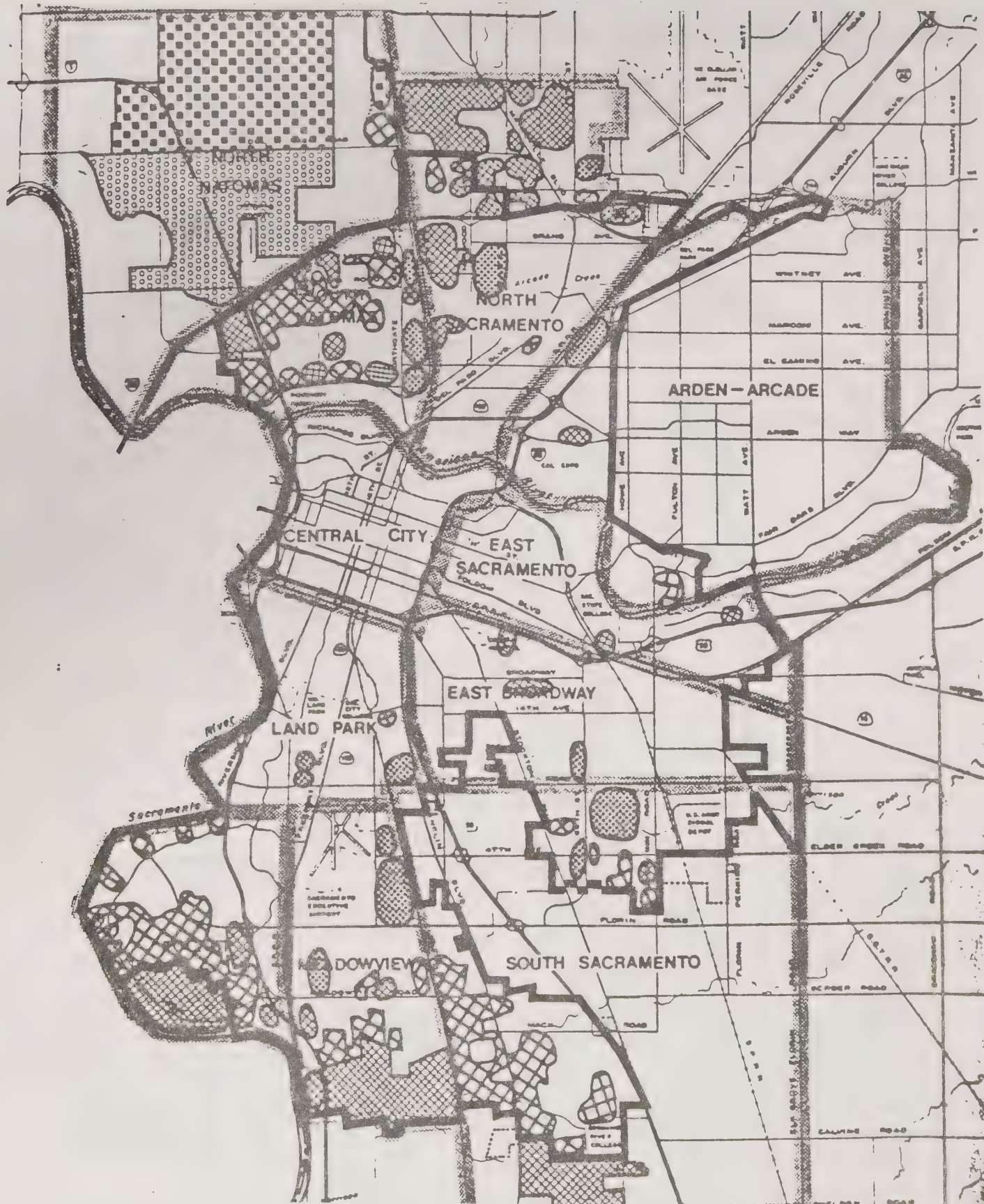
While evaluating the relevant data, a significant number of low income persons have unmet housing needs. Within this low income group are the handicapped, elderly, large families, female headed households and persons in need of emergency shelter. It is important to note that a significant number of these people are ethnic minorities.<sup>1</sup> Various types of assistance is needed in terms of supportive services, affordable owner and rental units and creative housing incentives.

<sup>1</sup> Human Rights/Fair Housing Commission staff findings, April 1985.









Map 1  
COMMUNITY PLANNING AREAS





SOURCE: Sacramento City Planning Department, Vacant Land Study, August 6, 1981.

- |   |  |  |
|---|--|--|
|  - SUBDIVIDED PROPERTY |  - DEEP LOTS    |  - AGRICULTURAL URBAN RESERVE |
|  - UNSUBDIVIDED        |  - AGRICULTURAL |  - PHYSICAL SERVICE BOUNDARY  |



### Elderly

With an increasing number of elderly persons becoming homeless, major housing assistance is needed. The 1982-1985 HAP estimates a total of 4,802 or 22.1% of elderly persons are in need of housing assistance. Based on the 1980 census, the elderly population increased 34.4% and is showing a need for smaller, easy to care for, and lower cost housing. Many elderly citizens must rely on public transportation systems if their housing is not within walking distance of local services.

### Handicapped

With 9,775 handicapped persons in the City, close proximity to public transportation, jobs and rehabilitation centers have important planning implications. With existing handicapped services and facilities being centrally located, housing with special access provisions would be desirable in the downtown area. Based on the HAP report, many handicapped would prefer independent living and care facilities if suitable and affordable accommodations were made available. Research done by the State Department of Rehabilitation noted the majority of handicapped persons are receiving some form of governmental assistance, however, more of it is needed.

### Large Families

Among the City's 10,057 large families, 264 of those were homeless and in need of assistance. According to the HAP, 1,363 or 6.4% of the large families needed rental subsidies during 1984 but assistance will be depleted in the upcoming years. Staff at Bannon Street shelter facility emphasized a significant amount of homeless large families have increased in the past year. A need for large affordable rental and owner units should be considered in the planning process.

### Female Headed Households

Many female headed households are low income and are located in target neighborhoods. The majority of these 9,110 households are in need of social services and affordable child care facilities.

### Low Income Single Persons

The number of low income persons living below the poverty level in Sacramento totals 12,256 out of 58,000 which equals 21 percent. A creative financing and subsidy program for low income housing should be developed. In addition, to the moratorium on SRO conversion, the shared housing policy of the County Department of Welfare for General Assistance (GA) should be reassessed to allow GA recipients to share housing without being penalized for their initiative.

### Persons and Families in Need of Emergency Shelter

Sacramento has a large homeless population. According to an interview with emergency shelters, an increasing amount of large families are becoming homeless. The few emergency shelters in the City have a 100% occupancy rate with a long waiting list. The number of low cost single family homes is shrinking while those homes available are increasing in cost. A major concern

of the City's should be providing a permanent site for the shelters, that is near services, especially for the homeless. The interior design features are especially important due to the need for separate space by men, women and families with children.

Those homeless persons residing in the Bannon Street shelter are provided with food while living in the shelter. The City should plan for similar shelter facilities in the same manner and provide food facilities and grant monies for those shelters lacking this. The City and County should coordinate their efforts to increase funds and improve current facilities.

TABLE 30  
DISTRIBUTION OF VACANT RESIDENTIAL LAND  
BY CONSTRAINT CATEGORIES

<u>CATEGORIES</u>	<u>SINGLE FAMILY</u> <u>CONDO UNITS</u>	<u>MULTIPLE</u> <u>UNITS</u>	<u>TOTAL UNITS</u>
<u>Non-Constrained</u>			
Existing Subdivisions	8,753	8,318	17,071
Tentative Maps	7,769	3,483	11,252
Unsubdivided Land	<u>8,753</u>	<u>3,559</u>	<u>12,312</u>
	25,275	15,360	40,635
<u>Moderately Constrained</u>			
Deep/Irregular Lots	5,014	794	5,808
Freeway Noise	1,449	1,584	3,033
Inconsistent Zone Districts	<u>658</u>	<u>337</u>	<u>995</u>
	7,121	2,715	9,836
<u>Significantly Constrained</u>			
Lacking Major Services	9,097	2,678	11,775
Other Physical Phenomena	<u>823</u>	<u>123</u>	<u>946</u>
	9,920	2,801	12,721
 CITY TOTAL	 42,316	 20,876	 63,192

SOURCE: Vacant Land Survey - May 1980.

Suitable Sites Survey and Sites Housing Potential for Redevelopment or Reuse

Table 30 details the suitability of vacant residential land for building houses. The table is divided into three main categories: Non-Constrained, Moderately Constrained and Significantly Constrained. The Non-Constrained category divides the vacant land into three sub categories: Existing Subdivisions (approved subdivisions ready to be built), Tentative Maps (projects in the planning stage) and Unsubdivided Land. The number of housing units which could be built in the Non-Constrained category is 40,635 (25,275 single family units and 15,360 multi family units).

The Moderately Constrained category is subdivided into three sub categories which are Deep/Irregular Lots, Freeway Noise and Inconsistent Zone Districts. The Deep/Irregular Lot category contains those parcels which are not well utilized. The Inconsistent Zone category contains those parcels which are designated in the General Plan as residential, but in reality are in a non residential zone at present. A rezone would be necessary before residential

construction could begin. The number of housing units which could be built in the Moderately Constrained areas is 7,121 single family and 2,715 multi-family units for a total of 9,836 housing units.

The Significantly Constrained category is comprised of two sub categories: Lacking Major Services and Physical Constraints. The Physical Constraints sub category is further broken down to identify parcels which are in a 100 year floodplain, a wetlands or natural habitat area, or a noise impacted site. The number of housing units which could be built in the Significantly Constrained areas is 9,920 single family and 2,801 multi family units for a total of 12,721 housing units.

The areas having the most potential for both single family and multi family residential development are South Sacramento, North Sacramento, South Natomas, the Pocket and Meadowview in that order. The Central City and East Broadway areas have potential for multi family development with the ability to construct 883 and 669 units respectively.

### Energy Conservation Measures and Practices

The most effective ways to conserve energy and eliminate high utility costs are through preventive weatherization measures, solar energy techniques and energy conservation programs. PGandE and SMUD provide their customers with ideas, methods and techniques for energy conservation. Weatherization measures which have had positive impacts are caulking, weather stripping of windows and doors, installing gaskets behind switch plates, replacing broken glass and adding wall, attic or ceiling insulation.<sup>1</sup> Some minor measures that can be done in the household include the use of low wattage bulbs, drawing curtains and sunshades, and turning off lights and appliances when not in use. The use of common walls separating individual units can be considered as a desirable design feature for promoting energy efficiency.

The idea of solar retrofit-systems can also prevent high cost utilities and conserve energy. One approach is providing solar designed hot water systems. This kind of system can lessen the amount of gas or electricity used for heating water. In addition, wood burning stoves can be fitted with pipes to circulate water to the hot water heater. A major priority for ideal solar energy would be north/south orientation of houses and lots.<sup>2</sup>

A new innovative approach for greater energy efficiency is the design of Passive Solar Homes. Roughly 100 certified passive solar homes exist in Sacramento County. Passive Solar Homes have proven to be energy efficient due to their design consisting of south wall glazing and increasing the depth of the slab. SMUD estimates Passive Solar Homes use 20% less energy than conventional homes.

Other affordable energy saving devices include a setback clock thermostat for controlling the furnace, hot water space heating pipe insulation, and vertical wall solar heaters in mobile homes. These energy conservation activities can result in more affordable utility bills and better living.<sup>3</sup>

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1 Conservation program and activities (1983 Annual Report).

2 1981 Appliance Saturation Survey, SMUD.

3 SMUD's Public Package for Energy Conservation.



## Programs and Incentives

Currently, SMUD and PGandE provide numerous programs and incentives for better energy efficiency and less energy cost. Energy measures such as tax credits, loan programs, peak reduction awards and money back payments are all forms of incentives for improved energy efficiency. The types of programs available include consultation, educational programs for younger age groups, and assistance for low income families.<sup>1</sup>

TABLE 31  
CONSERVATION PROGRAMS

### OFFICE OF ECONOMIC OPPORTUNITY\*

- o Home Energy Assistance Program
- o Energy Crisis Intervention Programs
- o Weatherization Program

### PGandE

#### Residential Programs\*

- o Zero Interest Program
- o Direct Weatherization Program
- o Cash Back Program
- o Reach Program

#### Solar Energy Conservation Programs\*

- o Passive Solar Home (PSH)
- o Suntherm II Program

### SMUD

#### Educational Programs

- o Conservation Concepts Program
- o Meter Reading Program
- o Speakers Panel Program

#### Residential Programs\*

- o Residential Insulation Sales Program
- o Low Income Insulation Program
- o City/County Ordinance Program
- o Watt-Wise Financing Program
- o Shade-Screen Sales Program
- o Residential Conservation Service Program

#### LAND MANAGEMENT PROGRAM\*

- o Residential Air Conditioning Load Management Program (ACIM)

<sup>1</sup> Conservation Program, op. cit.

TABLE 32

Property Rehabilitation Programs  
City of Sacramento  
Sacramento Housing and Redevelopment Agency  
1985

<u>PROGRAM</u>	<u>ASSISTANCE</u>	<u>MAXIMUM INCOME UNITS</u>		<u>ELIGIBLE AREA</u>	<u>ADDITIONAL INFORMATION</u>
		Family Size	Max Annual Income		
Retrofitting Grant Program for the Disabled	Modifications to single- family properties owned and occupied by a disabled person or families with a disabled member to make the property more con- venient.	1	\$ 14,850	Anywhere in the City of Sacramento	Eligible applicant may receive up to a maxi- mum grant of \$2,500.00. Not restricted to tar- get areas.
		2	17,000		
		3	19,150		
		4	21,200		
		5	22,575		
		6	23,900		
		7	25,200		
		8+	26,550		
Emergency Repair Program	Repairs, including electrical, plumbing, sewer, etc. Repairs include health, safety and building code items to single-family and multi-family.	1	9,550	All City SHRA C.D.* Target Areas	Priority given to low/ very low income house owners.
		2	17,500		
		3	19,650		
		4	21,850		
		5	23,200		
		6	24,600		
		7	25,950		
		8+	27,300		
Federal Section 312 Loan Program (CDBG)	Repairs, including health, safety and building code items to single-family, multi-family, and commercial properties. Interest rate is currently 3%.	Priority is given to property owners within the following limits:		All City C.D. Target Areas	Priority given to low/ moderate income home- owners. Multi-family loans have rental rehab agreement requirement. Maximum loan amounts:  Single-family    \$27,000 each  1-4 Units        27,000 each  Commercial      100,000  Multi-family     27,000 each
		1	14,850		
		2	17,000		
		3	19,150		
		4	21,200		
		5	22,575		
		6	23,900		
		7	25,200		
		8+	26,550		

## SOLAR ENERGY CONSERVATION PROGRAMS\*

- o Passive Solar Home Program
- o Building Load Reduction Program (BLDR)

\* See additional description in Program Implementation section.

## E. HOUSING CONSTRAINTS ON ALL INCOME LEVELS RELATING TO MAINTENANCE, IMPROVEMENTS AND HOUSING DEVELOPMENT

### Market Constraints

#### Interest Rates and Mortgage Capital

The past six years have seen interest rates fluctuate from a high of nearly 19% to a low of 12%. Variable interest rates offered in some types of home mortgage programs have been as low as 10 percent to induce people to buy. A household with an annual income of \$20,000 may qualify for a \$58,000 mortgage loan at 10% interest, but will be unable to secure the same loan at an interest rate of 15% or more. Each 1% increase in interest increases the monthly payment on a \$60,000 mortgage by approximately \$50 for a 30 year, fixed rate loan.

Interest rates also affect the cost to builders of financing the construction of both single family homes and rental units and consequently the sale price of new homes and rental rates on new apartments is affected. Regarding a \$1,000,000 loan to finance twenty-five rental units, each 1% rise in interest rates would require the property owner to increase the monthly rent \$32 per unit in order to cover the increased debt service. The difference between a 13% and a 17% development loan could mean the difference between renting a new apartment for \$350 per month or renting it for \$478 per month to cover the increased debt service.

#### Construction Costs

The cost of labor and materials used in home construction has increased substantially over the past decade. The cost of construction varies depending on the quality of construction, size of the development and land costs. In 1980, the cost components of a three bedroom, two bath, single family home of 1,300 square feet in a 250 unit subdivision are shown in the following cost breakdown:

TABLE 33  
CONSTRUCTION COST COMPONENTS BREAKDOWN

Government Fees	4%
Land	17%
Improvements to Land	11%
Labor and Materials	46%
Financing	4%
Marketing	3%
Overhead	2%
Profit	13%
TOTAL	100%

SOURCE: SACOG Draft Housing Report, 1983.



### Land Costs

Developable land is a precious quantity made more so by government control of land development through zoning and land use planning. The City seeks to balance the supply and location of land to both meet the need for residential development and the need to economize on the City's infrastructure and support costs.

There is little the City can do to influence the market cost of land other than to insure that relative monopoly conditions do not exist as a result of artificially limited supply.

Land costs vary greatly within the City and can only be estimated within broad ranges. While individual single family lots can still be found in the \$5,000 range, they are very limited. Building lots are also available at \$35,000 and above depending on location and improvements. A reasonably priced lot in the City is more typically in the \$10,000 to \$20,000 range for unimproved land. Per unit unimproved land cost for condominium and multi-family development is in the \$5,000 to \$15,000 range.

### Governmental Constraints

The City's power to designate land use, establish and change zoning categories, require development standards and building code compliance, and review and issue permits for residential development can potentially constrain or expand the supply and affordability of land available for housing.

### Land Use Controls

The City's General Plan, particularly the Land Use Element, directs and controls the amount and location of land available for residential development. The Planning Department also prepares and maintains eleven Community Plans. These plans contain detailed land use policies and plans for each specific community planning area. In 1982, the City Council adopted a growth policy which included the following four objectives:

1. Insure that the levels of industrial, commercial and residential growth projected to the year 1995 can be accommodated.
2. Preserve agricultural land until compelling and overriding community needs indicate conversion is needed.
3. Increase residential densities wherever needed and appropriate.
4. Encourage development of vacant parcels and provide incentives for infilling.

### Zoning

The City's Zoning Ordinance provides for thirteen residential zones of varying densities plus an agricultural zone capable of being reclassified to higher density residential uses when urban development is proposed which would be consistent with the General Plan Land Use Element and Community Plan. The City's residential zoning districts and minimum lot area per dwelling unit (DU) in square feet are described in Table 34.

TABLE 34  
RESIDENTIAL ZONING DISTRICTS

<u>ZONE</u>	<u>DENSITY</u>
<u>Single Family</u>	
RE	1 unit per 1/2 acre to 1 unit per 4 acres
R1	5,200 interior lot 6,200 corner lot
R-1A	Same as R1 (Planning Commission may vary)
R-1B	No minimum
<u>Multiple Family</u>	
R2	2,600 interior 3,100 corner
R-2A	2,500
R-2B	2,000
R-3	1,500
R-3A	1,200
R-4	750
R-4A	750
R-5	See Below*
R-0	1,200

\* The minimum lot area per dwelling unit and the maximum lot coverage in the R-5 zone is as follows:

- a. 500 square feet - 70%
- b. 450 square feet - 65%
- c. 400 square feet - 60%
- d. 350 square feet - 55%
- e. 300 square feet - 50%
- f. 250 square feet - 45%

The amount and estimated dwelling unit capacity of vacant land zoned for residential development or zoned agricultural with the potential for rezoning to residential is shown by constraint category in Table 30. The dwelling unit capacity of unconstrained vacant residential and agricultural zoned land was estimated to be 40,635 units in 1980. This amount is sufficient to meet the projected 1980 to 1995 need for 38,836 new units (See Table 26).

#### Processing Residential Developments

The City, in conformance with State statute (AB94; 1981) has implemented a consolidated system of residential plan checking and permit processing. This new system was established with the goal of reducing plan checking time from the previous 13 weeks, down to 6 weeks. The goal has been, and continues to be met.

The City is anticipating that the 1982 Uniform Building Code (UBC) will be adopted in June, 1985. Until then, the 1979 UBC is being used as the standard for new residential construction.

## Fees and Exactions

The total amount of City fees collected on a particular project will vary depending upon a number of circumstances. A hypothetical fee structure has been developed to denote the fees assessed a 32 unit apartment structure and a 33 unit single family development where all City services to the site exist and where a land division is necessary (see Tables 35 and 36). A hypothetical fee structure has also been prepared to denote the fees assessed against the development of a single family residence or an existing parcel where all City services exist (see Table 37).

In general, fees collected by the City can be divided into three categories:

1. Fees charged to cover direct departmental expenses (staff time or materials, public hearing fees, and public notification requirements);
2. Fees charged to defray the cost of capital improvements (major street and bridge construction, and acquisition and development of parks); and
3. Fees collected by the City for other governmental agencies or to service bonds (regional sewer fees, water connection fees).

Certain fees, such as those collected under the Quimby Act, are single purpose fees and cannot be utilized for other purposes. Specifically, State law mandates that use of Quimby fees be restricted to the acquisition, improvement and expansion of the public parks, playgrounds and recreational facilities reasonably related to serve the needs of the residents of the proposed subdivisions. The fees may also be used for the development of recreational areas and facilities on public school grounds which provide a desirable recreational site and immediate access to a public street. Furthermore, both the Quimby fees and the major street and bridge construction fees specifically prohibit the use of these funds for maintenance purposes.

Only projects which require a land division must pay all of the listed fees. Certain incentive projects, such as the development of a single family residence on an existing parcel, will be liable for only the typical Building Permit fee which has been identified in Table 37 (\$3,509).

The following tables show the various fees the City collects for residential construction.



TABLE 35  
CITY FEES COLLECTED FOR MULTIPLE FAMILY DEVELOPMENT (32 UNITS)

<u>NAME OF FEE</u>	<u>TOTAL FEES CHARGED</u>	<u>PER DWELLING UNIT ASSESSMENT</u>
Planning Fees:		
Negative Declaration	\$ 90	3
Rezoning Request	545	17
Tentative Map	206	6
SUBTOTAL	<hr/> \$ 841	<hr/> 26
Engineering:		
Final Map Charge	\$ 180	6
Tree Planting	100	3
Survey Monumentation	100	6
SUBTOTAL	<hr/> \$ 380	<hr/> 15
Utility Charges:		
Water System Development Fee	\$ 700	22
Water Connection Fee	705	22
Sewer Connection Fee	140	4
SUBTOTAL	<hr/> \$1,545	<hr/> 48
Building Inspections Fees:		
Plan Check	\$ 3,673	115
Building Permit	\$ 4,592	143
Major Street Construction Tax	10,000	312
Seismic Motion Instrumentation	70	2
Regional Sewer Fee	9,184	287
SUBTOTAL	<hr/> \$27,519	<hr/> 859
Parkland Related Fees:		
Quimby Act Fee	\$14,080	440
Bedroom Tax	10,000	315
SUBTOTAL	<hr/> \$24,080	<hr/> 755
GRAND TOTAL	\$54,365	1,770

- Assumptions:
1. Based on a 2 bedroom, 925 sq.ft. apartment
  2. 32 unit complex, consisting of 4 two-story structures, 8 units each
  3. Estimated value \$250,000 per apartment structure
  4. 1.5 acre parcel created by a parcel map
  5. R-3 zone

TABLE 36  
CITY FEES COLLECTED FOR NEW SINGLE FAMILY DEVELOPMENT (33 LOTS)

<u>NAME OF FEE</u>	<u>AMOUNT</u>	<u>PER DWELLING UNIT ASSESSMENT</u>
Planning Fees:		
Negative Declaration	\$ 90	3
Tentative Map	206	6
SUBTOTAL	\$ 296	9
Engineering:		
Final Map Charge	\$ 300	9
Tree Planting	800	25
Survey Monumentation	500	16
Street Name Signs	750	23
Public Improvement Plans	11,200	350
SUBTOTAL	\$13,550	423
Utility Charges:		
Water System Development Fee	\$ 7,168	326
Water Connection Fee	20,640	645
Sewer Connection Fee	27,456	882
SUBTOTAL	\$55,264	1,853
Building Inspections Fees:		
Building Permit	\$10,742	326
Major Street Construction Tax	7,920	240
Seismic Motion Instrumentation	55	2
Regional Sewer Fee	5,200	160
SUBTOTAL	\$23,917	728
Parkland Related Fees:		
Quimby Act Fee	\$23,840	745
Bedroom Tax	12,705	385
SUBTOTAL	\$36,545	1,130
GRAND TOTAL	\$129,522	4,143

- Assumptions:
1. Based on a 3 bedroom, 1200 sq.ft. home
  2. 5000 sq. ft. interior lot
  3. Constructed with 32 others on 5 acre subdivision
  4. Mean home cost - \$76,000
  5. Mean lot cost - \$6,887 (based upon an unimproved land value of \$50,000 per acre in R-1 zone)
  6. Value of public improvements installed - \$3,900 (based upon a 44 foot right-of-way at \$130 per linear foot of frontage divided by the unit and the opposite home)

TABLE 37  
CITY FEES COLLECTED FOR A SINGLE FAMILY RESIDENCE ON AN EXISTING PARCEL

<u>NAME OF FEE</u>	<u>AMOUNT</u>
Planning Fees:	
Negative Declaration	\$ 0
Rezoning Request	0
Tentative Map	0
SUBTOTAL	<hr/> \$ 0
Engineering:	
Final Map Charge	\$ 0
Tree Planting	0
Survey Monumentation	0
SUBTOTAL	<hr/> \$ 0
Utility Charges:	
Water Development Fee	\$ 224
Water Connection	535
Sewer Connection Fee	850
SUBTOTAL	<hr/> \$1,609
Building Inspections Fees:	
Building Permit	\$ 299
Major Street Construction Tax	416
Seismic Motion Instrumentation	3
Regional Sewer Fee	185
Residential Construction Tax	385
Plan Check Fee	113
W.D.F. Fee	154
SUBTOTAL	<hr/> \$1,515
Parkland Related Fees:	
Quimby Act Fee	\$ 0
Bedroom Tax	385
SUBTOTAL	<hr/> \$ 385
GRAND TOTAL	<hr/> \$3,509
Assumptions:	
	1. Based on one 3 bedroom, 1299 sq.ft. home
	2. Existing single family lot
	3. Estimated value - \$52,000



### Impacts Associated with Waivers or Reductions of Fees

Waiver or reduction of any of these fees will have both an immediate or a long term effect on the City's ability to provide services. Waiver or reduction of the fees necessary to cover direct departmental expenses will directly affect other projects because less staff time will be available for such projects and the time necessary to process all permits may be lengthened. Waiver or reduction of the Capital Improvement fees will necessitate that funds be diverted from other capital improvement projects or that certain capital improvements be deferred or eliminated. It should be noted that these capital improvements as indicated in the current Capital Improvement Program (1982-1988) are proposed for all Community Plan areas.

#### F. RELATIONSHIP OF ZONING AND PUBLIC FACILITIES TO RESIDENTIAL DEVELOPMENT

The relationship of zoning and public facilities to residential development needs to be improved in the vacant residential land areas. There are, potentially; 9,642 units (6,964 single family and 2,678 multi-family) which are significantly constrained by lack of services. The majority of those sites are in North Sacramento, the Pocket and South Sacramento. Even though Sacramento is located along the Sacramento and American Rivers, only 197 potential units are significantly constrained by the 100 year floodplain. The majority of those potential units (149 single family and 12 multi family) are in South Sacramento. Another potential 26 units are affected in North Sacramento. Sacramento has some significantly constrained noise impacted sites in North Sacramento which would potentially affect 733 residential sites.

The freeway noise from Sacramento's five freeways affects all eleven communities. Those potential vacant land site units which would be moderately affected by freeway noise total 2,736 (1,152 single family and 1,584 multi-family). The majority of those units which would be affected are in the South Natomas community (796 single family and 1,262 multi family).

Another moderately constraining situation occurs in those areas of the City having deep or irregularly shaped lots. These vacant parcels effect 5,808 potential units (5,014 single family and 794 multi family). The City's Deep Lot ordinance which allows for a higher density even though the area may be zoned for single family helps to alleviate this constraint.

The last moderately constraining situation occurs in inconsistent zone districts where the General Plan designates the areas as residential, but in reality they are zoned for other than residential use. The inconsistent zone districts affect a potential of 995 units (658 single family and 337 multi family).

In conclusion, significant and moderate constraints on vacant residential land areas in the City affect 22,557 potential housing units. Many of these constraints can be alleviated, however, through zoning ordinance changes and mitigated design measures. Improvement in services will be needed at some point in the future in the North Sacramento, Pocket and South Sacramento areas to facilitate build-out.



### III. GOALS AND POLICIES

This Section sets forth the housing goals and policies for the City of Sacramento. Upon adoption, they become the basis for making decisions on appropriate housing programs and housing developments. Only a brief identification of programs is provided in this Section; those requiring further explanation are the subject of Section IV.

#### A. EXISTING HOUSING

**GOAL:      MAINTAIN AND IMPROVE THE EXISTING HOUSING STOCK**

Existing housing is the City's major source of least cost units.

**POLICY 1: Target Housing Rehabilitation and Preservation Programs to Those Residential Neighborhoods most in need of Restoration**

Existing Programs: CDBG, Section 312; Substantial Rehabilitation Grant Program, CHFA Bonds, Section 17 Rental Rehabilitation Grant Program, HCD deferred payment loans, Local Mortgage Revenue Bonds.

**POLICY 2: Discourage Demolition of Sound and Potentially Sound Housing in Residentially Designated Areas**

Existing Programs: CDBG, Section 312, HCD Deferred Payment Loans, Tax Increment Funding.

**POLICY 3: Remove Unsafe Housing that is Beyond the Rehabilitation Stage**

Existing Program: City codes.

**POLICY 4: Monitor and Control the Conversion of Rental Housing Projects to Condominium Projects Where an Imbalance in the Rental Ownership Supply Becomes Acute (Less than 5 Percent Rental Vacancy).**  
Additional goals and policies incorporated into this statement can be found in Appendix B.

Existing Program: City's Condominium Conversion Ordinance.

**POLICY 5: Preserve the Stock of Single Room Occupancy Units (SROs) and Replace those which are Removed**

Existing Programs: HUD, Section 17, Special user Housing Rehabilitation, Tax Increment.

**POLICY 6: Consider a Program to Exchange Guarantees of Low Income Household Occupancy for Reduced Housing Code Improvement Requirements**

New Program: See new program development section.



POLICY 7: Consider a Program to Offer Cooperative Housing Ventures to Qualified Low Income Households in Return for Occupancy and Improvement Loan Guarantees to Landlords of Rental Complexes

New Program: See new program development section.

POLICY 8: Continue to Monitor Programs to Insure the Retention of Mobile Home Parks

Existing Program: None required.

POLICY 9: Upgrade Established Neighborhoods Experiencing Decline in Order to Preserve Existing Housing Stock

Existing Programs: Capital Improvement Program, non-profit beautification programs.

<b>B. NEW HOUSING</b>
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GOAL: MEET NEW HOUSING NEEDS FOR ALL INCOME GROUPS

City growth projections will make the job of providing a sufficient supply of new housing for all income and needs groups a challenge. The new stock should also be responsive to changing construction technology.

POLICY 1: Refine and Implement a Jobs-Housing Balance Policy that Provides an Adequate Supply of Housing within Reasonable Commute Distance to Meet the Needs Generated by Employment Growth. This Should be Done by Requiring that Sufficient Land for Residential Uses be Planned for upon Approval of Non-Residential Development

Existing Programs: City Council in March 1985, directed staff to prepare a refined policy for adoption. This task is scheduled for completion by fall 1985.

POLICY 2: Improve the Infill Incentive Program to Maximize Housing Development on Urban Vacant Properties

Existing Program: The established program has met with limited response. Staff has been directed to improve the incentives and expand the properties qualifying for its application. Completion is scheduled for December 1985.

POLICY 3: Grant Density Bonuses for Projects with 25 Percent or More of the Units Set Aside for Low Income Households

Existing Program: The established program has met with limited response. The City has indicated approximately 2 density bonuses were granted since January 1985.

POLICY 4: Allow Manufactured and Other Prefabricated Homes on Lots in All Single Family Residential Zone Areas

Existing Program: Implemented by Zoning Ordinance provisions.

POLICY 5: Allow Secondary (Granny) Units on Qualifying Parcels

Existing Program: Implemented by Zoning Ordinance provisions.

POLICY 6: Allow Additional Units on Qualifying Parcels (Deep Lots) in Excess of 160 Feet Depth

Existing Program: Implemented by Zoning Ordinance provisions.

POLICY 7: Consider a Program to Guarantee Adequate Reserve Land for Housing Where Economic Forces Would Otherwise Preclude Such Use, e.g., the Downtown Core or Urban Fringe Land Facing Expensive Infrastructure Improvement Costs

New Program: See new program development section.

### C. AFFORDABLE HOUSING

GOAL: PROVIDE AFFORDABLE HOUSING FOR ALL INCOME GROUPS

Substantial regional growth will be accompanied by escalating property costs and values. This will particularly aggravate housing availability for the lowest income groups who traditionally experience the greatest income slippage. Development of new non-State and non-federal programs to reduce housing costs is the best outlet for establishing any needed redirection.

POLICY 1: Maintain an Adequate Reserve of Land for Housing to Suppress Inflation which is Exacerbated by Limited Supply

Previously Cited Applicable Policies: New Housing Policies 1, 2, 3, 6, 7.

POLICY 2: Require Lot Orientation and Landscaping Measures that Promote Energy Cost-Savings for New Housing Units

Existing Programs: Implemented by Zoning Ordinance and Subdivision Ordinance provisions.

POLICY 3: Promote Public Awareness of Cost-Saving Energy Conservation Measures Offered by Utility Providers for New and Used Housing Units

Existing Programs: SMUD and PGandE programs for new homeowner energy audits, retrofits for existing units, low interest loans for energy reduction measures.

POLICY 4: Increase Residential Densities Where Possible as Part of All Community Plan Updates as a Way of Providing more Affordable Housing

Existing Program: Community plan update process.

POLICY 5: Re-Examine Adopted Residential Construction Codes and Remove Provisions which Add Unnecessary Housing Costs for Low Income Households

Existing or New Program: This could be done as part of the review and approval process of the 1982 Uniform Building Code, or it could be done separately if timing is better, but no later than 1987.

POLICY 6: Annually Review and Approve SHRA Housing Programs and Their Funding Sources to Maximize Their Effectiveness in Providing Affordable Housing

Existing Program: Annual SHRA budget and program approvals by City Council.

New Program: Require annual SHRA report on how existing State and federal housing subsidy programs are being maximized locally.

POLICY 7: Establish a City-County Housing Information Center or Individual to Actively Provide Suppliers and Consumers with the Latest Information on Affordable Housing Construction Techniques, Programs, and Loan Assistance

New Program: See new program development section.

Existing Programs: Financial assistance using the tax increment program, public housing and rental housing construction program, mortgage revenue bonds, independent living housing assistance programs, mobile home park assistance programs, federal housing development grant program, Section 202 elderly construction program, various energy loan programs, and others.

POLICY 8: Direct Planning Division and SHRA to Report Annually to the City Council on New Programs to Reduce Housing Costs Locally

New Program: See new program development section.

POLICY 9: Pursue all Financial Means to Obtain Affordable Housing for the Low Income

New Program: See new program development section.

POLICY 10: Report Back to Council Committees on Establishing a City Tracking and Monitoring Procedure for Reporting Multiple Family Vacancy Rates

New Program: The Committee's report will include staffing and funding estimates and be oriented to community level and various rental ranges.



#### D. QUALITY HOUSING

**GOAL:** PROVIDE QUALITY HOUSING THAT IS SAFE AND ATTRACTIVE

Housing can be of sound construction and attractive design without being expensive. Good quality housing encourages household tenure stability, reduces the need for government remedial programs, and sustains or improves housing values.

**POLICY 1:** Continue to Promote well Designed Housing through Design Review Board Review and the Use of Established Residential Design Criteria

Existing Program: Design review districts around Del Paso Heights, Oak Park and Central City allow review for single and multiple-family housing quality. Design Review Board and Planning Commission consideration of many projects.

**POLICY 2:** Continue to Encourage Developer Submittal of Detailed Elevation and Site Design Plans as Part of New Housing Projects Throughout the City

Existing Program: Design Review Board and Planning Commission consideration of many projects.

**POLICY 3:** Encourage the Use of Planned Unit Developments to Promote Design Amenities in Large-Scale Housing Projects

Existing Program: Implemented by Zoning Ordinance provisions

**POLICY 4:** Provide Adequate Staffing to Assure all Housing Meets Minimum Health and Safety Standards.

Existing Program: Annual submittal of Department budget request to Council.

#### E. MIXED HOUSING

**GOAL:** PROVIDE A MIXTURE OF HOUSING TYPES AND STYLES THROUGHOUT THE CITY

A mix of housing encourages accessibility and choice for all income and need groups. It also breaks the potential monotony created by "sameness".

**POLICY 1:** Encourage a Mixture of Housing Types (Single Family Attached/ Detached, Duplex/Halfplex, Condos/Townhouses, Garden/Conventional Apartments, Group Quarters) Through Current Zoning Ordinance and Community Planning Practices

Existing Programs: Various residential zone requirements and Community Plan residential density range policies.

POLICY 2: Disperse Subsidized and Special Needs Housing Developments Throughout the City Wherever Possible by Giving Highest Priority to Approval of Those Projects Outside Neighborhoods with Already High Concentrations of Low Income Housing

Existing Program: SHRA sponsored housing developments are proposed for locations to fulfill this policy.

POLICY 3: Support the Regional Fair Share Housing Allocation Plan Annually Prepared by SACOG to Meet and Equitably Distribute Housing for Various Income Groups

Existing Program: Proposed by SACOG and endorsed by local jurisdictions, this Plan assists in providing regional housing mix. Between 1985 and 1989, the City's fair share of low and lower new housing is roughly 9,500 units.

POLICY 4: Support Housing Developments and Programs that Promote Accessibility for all Individuals

Existing Programs: The City actively works with and supports through funding the Human Rights/Fair Housing Commission and other anti-discrimination measures.

POLICY 5: As Part of the 1985 Urban Design Study for Downtown Sacramento, Examine Ways of Offering Incentives for Combining Housing with Commercial/Office Developments. Housing Should not be Limited in this Case to that for the Lower Income Groups

Existing Program: The Downtown Urban Design Study is an outgrowth of the Downtown Redevelopment Plan and is scheduled for completion by the end of 1985.

## F. SPECIAL NEEDS HOUSING

GOAL: PREVENT HOUSING DISCRIMINATION AND PROVIDE ACCESSIBILITY AND HOUSING OPPORTUNITIES FOR SPECIAL NEED GROUPS

The diversity of Sacramento's population makes it necessary to provide housing for as many special need groups as possible. More and accessible housing for those discriminated against is needed by elderly, handicapped, racially excluded, large families, select small households, and the homeless.

A diversity is also an important asset in that it provides its citizens with a variety of life styles, cultures and customs which enhance everyone's life experiences. The City believes that discrimination in any form and at any level takes away from this

enhancement and creates adverse social and economic patterns which are manifested in run down neighborhoods and dilapidated housing. Thus, it strives for and supports equal housing opportunities, free of discrimination and available to all special need groups.

POLICY 1: Support Programs Directed Toward Preventing Housing Discrimination

Existing Program: The City through SHRA provides CDBG funds for operation of the Human Rights/Fair Housing Commission.

POLICY 2: Encourage, Promote and Assist in Developing Housing for the Elderly

Existing Programs: Section 202 Program and the State's Senior Citizens Shared Housing Program.

POLICY 3: Continue to Support Programs which Promote and Require Accessibility and Adaptability to Housing for the Handicapped

Existing Programs: Independent Living Assistance Program, Title 24 Building Code Administration.

POLICY 4: Encourage the Construction or Conversion of Housing for Large Families by Working with the Building Industry Association of Superior California, Sacramento Apartment Association, and Others

New Program: Requires City, SAA, and BIASC definition of units needed and best ways to meet this need.

POLICY 5: Construct Additional SRO units as Needed

Existing Programs: HUD Section 17, Special User Housing Rehabilitation, Tax Increment funding.

POLICY 6: Promote Housing Facilities that Provide for Needs of Limited Income Single Parent Households, Particularly those with Conjunctive Child Care Facilities

Existing Program: Mayor's Task Force on Child Care Facilities.

POLICY 7: Provide Permanent Emergency Shelters to Meet Short Term needs of the Homeless

Existing Program: SHRA Emergency Voucher Program, CDBG funding for Battered and WEAVE.

POLICY 8: Mitigate the Impacts of Dislocating Existing Tenants as a Result of Condominium Conversions

Existing Program: City's Condominium Conversion Ordinance.

POLICY 9: Disperse Group Quarter Housing Throughout the City

Existing Program: Provided for in City Zoning Ordinance.



## G. REGIONAL HOUSING COORDINATION

**GOAL:** ASSURE THAT REGIONAL HOUSING NEEDS ARE MET IN A TIMELY, EFFICIENT, AND EQUITABLE MANNER

Housing policies in the City are strongly influenced by other local jurisdiction policies and attitudes. Regional Coordination and cooperation is essential for making a comprehensive housing program work effectively.

Economic and social issues related to housing have no political boundaries. The investment decisions of the private sector are rarely limited to single governmental jurisdictions, but take the market area into account. Housing is a regional concern. Housing affordability, special needs housing, emergency shelters and inadequate public resources are typical problems in most jurisdictions. Coordinated programs need to be implemented that will address the regional housing problems.

**POLICY 1:** Work with SHRA and SACOG to Prepare Housing Plans that Represent a Fair Solution to our Multi-Jurisdictional Problems

Existing Programs: Funding SHRA and SACOG, reviewing and supporting various multijurisdictional housing programs including but not limited to City-County Mortgage Revenue Bonds, annual Housing Assistance Plans, and the annual Fair Share Housing Allocation Plan.

**POLICY 2:** Actively Participate with as Many Local Governmental and Quasi-Governmental Agencies as Possible who Deal with the Region's Housing Issues, Consistent with Staffing and Approval of Work Program Constraints

Existing Programs: Participate on task forces and in work sessions with SBOR, BIASC, SAA, Sacramento County, SHRA, SACOG, etc.

## H. NEW PROGRAM DEVELOPMENT

**GOAL:** CREATE NEW PROGRAMS EMPHASIZING THE UTILIZATION OF LOCAL RESOURCES TO MEET SACRAMENTO'S CHANGING HOUSING PROVISION NEEDS

The City must explore new program options that require additional time beyond the Housing Element adoption schedule. These options will more than likely require extensive work and review, but are essential to lessen dependency upon diminishing federal and State funds and broaden local level assistance.

**POLICY 1: Appoint a Broad-Based Housing Task Force of up to 15 Members to Examine New Programs Identified Below**

Previously cited new programs which are considered self explanatory and not requiring Housing Task Force involvement are those listed under: New Housing Policy 6 and Special Needs Housing Policy 4.

New Program 1: A central housing information center or individual to disseminate information to City and County housing providers and users (builders, developers, landlords, renters, purchasers). Emphasis should be directed at improving the distribution of information on available housing programs and funding sources with particular emphasis on low and moderate housing assistance programs.

New Program 2: Suitable method for resolving landlord-tenant problems, especially for low income and minority individuals or households.

New Program 3: A program for increasing the supply of limited equity ownership housing.

New Program 4: Examination of new ways to reduce housing costs. Efforts in this area should focus on Building and Housing Code reforms that lessen housing costs for low and moderate income households by January 1987.

New Program 5: A program offering cooperative housing ventures to qualified low income households in return for occupancy and improvement loan guarantees to landlords of rental complexes. This would meet low income renter needs and fill anticipated vacancies created if move-ups occur through increased apartment construction.

New Program 6: A feasibility study to determine if the City or a non-profit organization could back-up lower interest improvement loans to landlords of substandard apartment complexes. This would eliminate costly abatement proceedings by increasing the availability of low interest improvement loans as an alternative.

New Program 7: Examination of City land banking or similar mechanisms to assure lower cost housing in select areas where economic forces would otherwise preclude such housing. The Downtown redevelopment area, in particular, should be addressed with this in mind, thereby achieving the goal of a Downtown commercial center whose success in part rests with close-by affordable housing.

New Program 8: Provide fee reduction incentives for the construction of special needs housing.

New Program 9: Examine housing trust funds, renter insurance pools and landbanking as a way of addressing low income renter needs.

New Program 10: Solicit from the Human Rights Commission ways to improve the enforcement of antidiscrimination laws including discrimination based on income source and methods for resolving just cause eviction. The Human Rights Commission shall report its findings to the City Council.

New Program 11: Examine the feasibility of using Section 17299 of the California Revenue and Taxation Code or other means to abate substandard multiple family rental housing.

New Program 12: Examine the feasibility of using City pension funds, umbrella bonds, revolving funds, or other temporarily idle funds and gap financing mechanisms to deliver low cost housing.

New Program 13: Examine the feasibility of strengthening the City's code enforcement programs, especially targeting lower income housing.

New Program 14: Examine the feasibility of implementing "self help" or "sweat equity" rehabilitation and new construction housing programs.

New Program 15: Examine the feasibility of establishing a voluntary compliance program for fix-up or demolition of rental apartments in redevelopment areas.

New Program 16: The Housing Task Force shall submit a progress report to the City Council on New Program Development implementation strategies 6 months after its inception.



#### **IV. PROGRAMS AND OBJECTIVES**

Housing goals and policies serve as the direction for developing focused housing programs to implement the Housing Element. Combined, they provide an implementation strategy for the City of Sacramento.

This Section identifies those programs which are specific in nature rather than more generalized such as administration of building codes or the Zoning Ordinance. As in the previous Section, programs and objectives are grouped by housing topic area, i.e., existing, new, special, etc. Since many of the quantifiable and non-quantifiable objectives listed herein require the application of more than a single program in order to be accomplished, the objectives have been grouped immediately following the programs of each topic area.

#### **EXISTING HOUSING**

##### **PROGRAMS**

The City discourages demolition through its Rehabilitation Program. Funds for rehabilitation are from a variety of Federal, State and local sources. The funding sources in the past included CDBG, Section 312 Program, HUD Substantial Rehabilitation Grant Program, California Housing and Finance Agency (CHFA) Bonds and HCD deferred payment loans. The City received a \$298,000 grant and sixty Section 8 certificates through the Section 17 Rental Rehabilitation Grant Program to retain rental housing units. Approximately 85 owner occupied units have been assisted in rehabilitation. The City received \$800,000 in CHFA bonds through the Rehabilitation Program to rehabilitate approximately 40 units. The City and County will jointly seek out more available funds from additional programs and apply for them when they become available. Low cost loans should be provided for paint and exterior repair to community based non-profit groups to offset blight.

Sections in the Downtown Redevelopment Plan (Sanger Report) which were adopted on April 2, 1985 are designed to preserve all SRO units and replace those being converted. A total of 1,028 units are identified for retention out of the total supply of 1,152 units. A total of \$300,000 in loan assistance has been allocated from the pre- 1984/1985 budget for the first demonstration SRO rehabilitation project which is the Sequoia Hotel. The City plans to expand the SRO program to other designated hotels in accordance with the priorities on Table 38.

The City proposes that all SRO projects should qualify for assistance under HCD and HUD Section 17 Rental Housing Programs. Another source the City currently uses is the State's Special User Housing Rehabilitation Program where funds are used specifically for the preservation of residential hotels.

TABLE 38  
RESIDENTIAL HOTELS RECOMMENDED FOR  
RETENTION AND REHABILITATION

<u>HOTELS</u>	<u>ROOMS</u>	<u>ESTIMATED COSTS OF REHABILITATION</u>	<u>ESTIMATED AGENCY ASSISTANCE REQUIRED</u>
<u>To be Retained</u>			
Shasta/Argus	85	N/A	---
Berry*	113	\$ 80- 260,000	--
Capitol Park*	180	126- 409,500	--
California*	112	78- 253,500	--
Biltmore	32	N/A	--
SUBTOTAL	522	\$ 284- 522,000	--
<u>Priority for Assistance</u>			
Flagstone	46	\$ 105- 225,000	\$ 2,500
Congress	33	84- 180,000	66,000
Golden	20	63- 135,000	49,500
Ridgeway	48	119- 255,000	93,500
Marshall/Jade*	96	640- 960,000	400,000
Sequoia	87	600- 900,000	375,000
Clunie*	170	1,200-1,700,000	725,000
SUBTOTAL	506	\$2,811-4,355,000	1,789,000
Total Retained	1,028	\$3,095-5,277,500	\$1,789,000
<u>Not Expected to be Retained</u>			
Royal	82		
Clinton	15		
Hull	18		
Wendell	9		
TOTAL	124		

\* Potential candidates for conversion to apartments primarily for the elderly.

SOURCE: Sacramento: Redevelopment Strategy, Plan and Action Program, 1984-1991, John M. Sanger and Associates, Inc., August 1984.

## OBJECTIVES

Continue to provide rehabilitation money to rehabilitate 100 units if funding is available. Time Frame: 1991

Retain the 1,028 SRO units as identified on Table 38. Replace 40 of the 124 units which are not expected to be retained. Time Frame: 1991

Identify a minimum of twenty housing code improvement requirements which could be revised to allow for more affordable housing. Time Frame: 1986

Develop a program which would offer a cooperative housing venture to qualified low income households in return for occupancy and improvement loan guarantees to landlords of rental complexes. Time Frame: 1986

Use existing programs and develop new local programs to preserve existing housing stock and upgrade established neighborhoods. Time Frame: 1991

## NEW HOUSING

### PROGRAMS

The City has utilized resources in the form of tax increment funds for housing programs. One of the City's goals is to use tax increment funds for areas such as Alkali Flat, Oak Park, Downtown and Del Paso Heights. In addition to tax increment resources, the Capitol Area Development Agency (CADA) has utilized the Rental Housing Construction Program, Mortgage Revenue Bonds for multi family housing and Independent Living Housing Assistance Program which are discussed below.

1. RENTAL HOUSING CONSTRUCTION PROGRAM: The Rental Housing Construction Program provides funds, through the City or CHFA, for the development of new rental units by private, non-profit or public agency sponsors. The program requires not less than 30 percent of the units in each development to be made available to low and very low-income households. An allocation of 75.5 million dollars was appropriated to this fund in 1983. The City may apply for this program when funds are available.
2. MORTGAGE REVENUE BONDS, MULTI-FAMILY: The City and County will be issuing a series of multi-family tax exempt bonds in 1985. Applications were submitted in January 1985 by developers for projects totaling 2,019 units in the City. Twenty percent of those units are required to be rented to lower income households.
3. INDEPENDENT LIVING HOUSING ASSISTANCE PROGRAM: This State provides rental housing assistance payments subsidies to very low income developmentally disabled, mentally disordered or physically disabled persons who are receiving independent living skills training. An appropriation of \$50,000 has been allocated by HCD to special non-profit agencies to disburse to owners of rental housing on behalf of eligible disabled tenants. Five agencies applied for the assistance and four were accepted. The City is in the process of contracting with those agencies.
4. MOBILE HOME PARK ASSISTANCE PROGRAM: This is a new State demonstrated program designed to assist interested mobilehome park buyers. The State has allocated three million dollars for approximately 6-10 projects. The State program provides available loans at 7 percent interest to low income persons with a 30 year deferment payment.
5. OTHER STATE AND FEDERAL FUNDING: The City makes full use of Federal and State programs for new construction when they become available. The City will pay particular attention to the Federal Housing Development Grant Programs (HODAG), the Federal 202 elderly construction program, and the State Rental Housing Construction Program.



The City should reduce its fees from 5 percent of the project cost to 2.5 percent. The Quimby Act requirements should be waived in existing City park areas. The entire review process should be streamlined.

The City should sponsor a seminar with BIA to explain available programs and analyze the impact of bond financing on market forces. A co-sponsored report should be written regarding the results of the seminar and be presented to the City Council with recommendations regarding future SHRA bond issues.

Funding sources for non-profit agencies and limited equity ownership housing include CHAP, funded under the Homeownership Assistance Program, Federal 202 elderly construction program, and the Senior Citizens Shared Housing Program. The City would like funding for 65 units to become available under the HUD 202 Program. Three non-profit organizations have applied but no awards have been made. A total of \$450,000 was allocated in 1985 to the Senior Citizens Shared Housing Program for administrative assistance to start up new programs. Currently, no funds are available for limited Equity Ownership Housing but the City is aggressively seeking whatever funds are available.

The City, in collaboration with the County, seeks out funds from the Federal and State level to reduce cost and increase the supply of low and moderate income housing. The State assists local agencies with these types of funds through the Housing Assistance Program and the Independent Living Housing Assistance Program. The City will, however, monitor all programs to know when funds are available and make the information known to interested persons.

#### **OBJECTIVES**

Develop and begin implementing a jobs-housing balance policy. Time Frame: December 1985

Improve upon the Infill Incentive Program to generate more infill development. Time Frame: 1986

Give developers density bonuses for providing a minimum of 25 percent of new units to low income households. Time Frame: Continuous

Develop a methodology for guaranteeing adequate reserve land for housing where economic forces would otherwise preclude such use. Time Frame: 1987

#### **AFFORDABLE HOUSING**

#### **OBJECTIVES**

Develop an ordinance which would require lot orientation and landscaping measures that would provide energy cost-savings in new housing units. Time Frame: 1987

Increase residential densities where appropriate in new Community Plan Updates. Time Frame: 1987

Identify elements of the 1982 Uniform Building Code which could unnecessarily increase housing costs in low income household units and adjust such elements wherever possible. Time Frame: Fall 1985

Annually review SHRA housing programs and funding sources to maximize their effectiveness in providing affordable housing. Time Frame: Continuous

Establish a City-County Housing Information Center. Time Frame: 1986

## **QUALITY HOUSING**

### **PROGRAMS**

The City, through the Capital Improvement Program, improves neighborhood environments by providing adequate landscaping, recreation and public facilities where necessary. Some non-profit organizations have established beautification programs to improve the aesthetic quality of the neighborhoods.

The City has established a Design Review Board to review the design of projects in Design Review Districts. Environmental restraints, required setbacks and landscaping are all reviewed to conform with the City's Ordinances. The City also provides code enforcement and "just cause" eviction provisions.

### **OBJECTIVES**

Use the design review process to screen and approve new housing projects. Time Frame: Continuous

## **MIXED HOUSING**

### **OBJECTIVES**

The City of Sacramento will construct a minimum of 20,000 new units between January 1985 and December 1991 to meet its Fair Share housing need allocation.

The City of Sacramento will construct a minimum of 10,000 units for very low and low income households between 1985 and 1991.

Develop incentives for developers to provide a mix of housing within commercial and office developments as part of the 1985 Urban Design Study for Downtown Sacramento. Time Frame: 1986

## **SPECIAL NEEDS HOUSING**

### **PROGRAMS**

The City's Downtown Redevelopment Plan proposes one or two elderly housing projects totalling 200-300 units in the Northeast neighborhood. According to the Plan, this can be achievable by leasing the acquired site to a non-profit sponsor, who in turn would bring in equity investors. If funds become available, the projects can be completed by the end of 1987. One specific project with high priority for approval is the Frail Elderly Housing Development located at 6th and I Street. Additional approaches in assisting the elderly are the Section 202 Program and the Senior Citizens Shared Housing Program.

The City promotes habitability for physically disabled persons through its Independent Living Housing Assistance program funded by the State. The City received \$50,000 in 1985 for this program specifically for use by non-profit

agencies. The Building Division is required under Title 24, Parts I and II of the California Administrative Code, to check standards for accessibility and adaptability for the disabled on all major projects.

A Homeless Task Force Committee was created by the City and County to assist those with special housing needs. The Committee has made efforts in providing emergency shelters and seeking funds from Federal and State sources to assist the homeless. At present, there are two types of funding sources which are the Emergency Voucher and the Supplemental Security Income (SSI) sources. Non-profit agencies such as the Department of Welfare, Transitional Living, and community support assist large families, single men and women and mentally ill patients with monies and shelters. The City can apply for funds from the State's Emergency Housing Program when funds become available. Major support services are still needed to house and assist the increasing number of special need groups.

The Sacramento Housing and Redevelopment Agency (SHRA) currently sponsors two child care centers with State grants. Dos Rios and River Oaks Child Development Centers accommodate 28 and 44 children, respectively.

Both State and Federal governments have recognized the need for child care centers and have offered tax benefit incentives for employers who provide or contribute to child care programs. The City prepared a report in 1983 addressing the need for more affordable day care centers related to the increased employment development in the core area. The City and County are increasing their efforts to seek funds particularly available for child care centers. At present, there are 80 child care facilities in Sacramento City.

## **OBJECTIVES**

Construct 300 elderly housing units in the Northeast neighborhood of Downtown Sacramento. Time Frame: 1991

Provide an additional 200 units for the elderly throughout the City. Time Frame: 1991

Work in conjunction with the County to provide one emergency shelter for families and four emergency shelters for single people. These shelters are to be located near needed services. Time Frame: 1991

Provide funds to build additional child care facilities to meet the future demands as currently being studied by the Child Care Task Force. Time Frame: 1991

Develop several housing facilities that provide for the needs of limited income single parent households.

## **REGIONAL HOUSING COORDINATION**

### **PROGRAMS**

Attempts have been made to balance housing and job growth throughout the region. The City has been implementing the "Jobs Housing Balance" through the Community Plans. The City Planning Division prepared a report (March 1985) which reviewed the issues of "Jobs Housing Balance" and policies for the City and the Jobs Housing Policies are presently under review by the Urban Task Force Committee and the City Transportation and Community Development



Committee. The County has adopted a Jobs Housing Policy in its General Plan while further efforts are being made by the City to formalize its Jobs Housing Policies.

In addition, SACOG prepared the Regional Housing Needs Allocation Plan in October 1984 and determined that the regional housing needs fair share allocation for the City of Sacramento is 26,250 new housing units between 1983 and 1990. That averages out to 3,750 units per year. There were 3,767 units built in 1983 and 4,421 units built in 1984 for a total of 8,188 units.

#### OBJECTIVES

Assist in the preparation of Housing Plans with SHRA and SACOG that represent a fair solution to the regional housing needs. Time Frame: Continuous

Participate with other governmental and quasi-governmental agencies in the region to solve housing issues. Time Frame: Continuous

#### NEW PROGRAM DEVELOPMENT

##### PROGRAM

Following is a brief description of the Cooperative Housing Ventures Program<sup>1</sup>:

##### Scenario of Program Application

40 Unit Apartment Complex

\$265.00 per Month Average Income per Apartment (\$250.00 per 1 bedroom-\$280.00)

\$127,200 Annual Rent Income

10 Percent of Income for Maintenance	\$12,720
10 Percent Contingency	\$12,720
Management 36 Percent	<u>\$45,792</u>
TOTAL	\$71,232

\$55,968 to Owner

- o SHRA grants low interest loan to owner or a coalition of private lenders (or some other company) to rehab and units are brought up to code.
- o A private or public non-profit agency is formed by businesses, churches and local housing authority to operate apartment units.
- o Non-profit agency sublets the apartment complex from the owner for a specific period (5-10 years).
- o Non-profit agency conducts screening, education management of all residents who desire to live in the cooperative living apartments.

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1 Credit for this idea belongs to Messrs. Lanny Tobe and Steven Whitney-Wise (members of the Housing Element Update Committee).

- o Tenants sign lease requiring them to contribute five hours of maintenance work per month.
- o Non-profit agency would conduct training sessions on maintenance for residents.

#### Benefits to Owner

- o Property is rehabed at low rate of interest.
- o Other tax incentives.
- o Property is managed and maintained by people who have a vested interest in maintaining the apartment complex.
- o The terms of the lease i.e., possibility of lease option to purchase.

#### Benefits to Tenants

- o Very low rents.
- o Assurance that the neighbors and manager have same maintenance goals.
- o Property and environment is safe and orderly.
- o Tenants receive training in property maintenance.

#### Benefits to City/County

- o Low income housing stock is increased at the same time middle-income housing stock is increased.
- o Less capital outlay is required for rehabilitation than for new construction.
- o Neighborhoods are more positively impacted by low-income housing due to maintenance policies of apartment complexes.

#### Needed

- o Non-profit housing agency(ies) who are willing and able to operate cooperative living centers, develop working relationship with the public and private sectors and, capable of financial independence.
- o Owners who are willing to establish a lessor/leasee relationship with a non-profit housing agency, attract other investors and are willing to rehabilitate their properties.
- o Local government cooperation in establishing said program:
  - Sacramento Housing and Redevelopment Agency
  - Sacramento Department of Welfare
  - City/County Planning Departments
- o Tenants who are willing and able to participate in said program.

## Recommendations

- o That a Task Force be established to study this proposal and report back.
- o Pending the result of the above recommendation, that a non-profit housing agency be established through Sacramento Housing and Redevelopment Agency.
- o That a pilot project be undertaken as soon as possible.

## **OBJECTIVES**

Appoint a broadbased housing task force to examine new programs and report back to the City Council periodically. Time Frame: Continuous

Develop a suitable method for resolving landlord-tenant problems. Time Frame: Fall 1985





APPENDIX A  
1984 REGIONAL HOUSING NEEDS ALLOCATION





# REGIONAL HOUSING NEEDS ALLOCATION

OCTOBER 1984



**Sacramento Area Council of Governments**

Suite 300, 800 "H" Street Sacramento, California 95814

## INTRODUCTION

This plan contains a projection for the number of households expected to reside in each of SACOG's member jurisdictions as of July 1, 1990. These projections are prepared in compliance with Government code Section 65584 (AB 2853 of 1980). The 1990 household projections provide a basis for local jurisdictions to establish the number of housing units to be accommodated in the next review and update of local General Plan Housing Elements due July 1, 1984.

The allocation process began with 1990 household projections for each county provided by the California Department of Housing and Community Development (HCD). The HCD 1990 household projections were allocated to each jurisdiction using the methodology outlined in Appendix A. The Draft Regional Housing Needs Allocation Plan (RNHAP) was then sent to each jurisdiction for review.

During the review period, new 1990 household projections were prepared by the Population Research Unit (PRU) of the Department of Finance and subsequently adopted by HCD. On a regional basis, the new PRU projections were lower than the initial HCD projections. This provided the opportunity to adjust jurisdictional allocations downward. Six of SACOG's member jurisdictions requested revisions to their draft allocation. These requests were reviewed by SACOG staff and made part of this final allocation.

Because 12 of SACOG's 18 member jurisdictions chose to retain the draft allocation, the 1990 household projections for the region as a whole exceed the PRU total for the region by 14,166 households. This excess of allocations over projected households will provide a cushion in planning to meet the projected 1990 housing demand within the region. Household projections on a county-by-county basis are shown below.

### County Household Projections

County	1983 PRU Households	1990 PRU Households	1990 RHNAP Households
Sacramento	317,408	380,310	398,203
Yolo	43,151	51,304	48,386
Placer	46,714	63,554	62,898*
Sutter	19,934	22,973	23,165
Yuba	18,555	21,044	20,699
Regional	445,762	539,185	553,351*

\* Includes Sierra Planning Organization allocation for Placer County jurisdictions other than SACOG members.

Section 65583 of the Government Code establishes the required contents of local general plan housing elements. The requirements include a quantification of the locality's existing and projected housing needs for all income levels, and states that these needs will include the locality's share of the regional housing need identified in this Regional Housing Needs Allocation Plan.

The end result of this plan is the number of households projected to reside in each jurisdiction in the year 1990. These households are distributed in four income categories as follows:

Household Income Categories

Very Low:	0-50% of median family income
Low:	51-80% of median family income
Moderate:	81-120% of median family income
Above Moderate:	Above 120% of median family income

By adding an appropriate number of housing units to provide vacancies, which accommodate the dynamics of the housing market to the projected number of households, each jurisdiction can determine the number of housing units needed.



# REGIONAL HOUSING NEEDS ALLOCATION BY JURISDICTION

## JURISDICTION: Sacramento County Unincorporated

Income Category	1983	% of 1983 Total	1990	% of 1990 Total	1983-90 Increase	% of Increase
Very Low	45,941	24.0	65,541	26.9	19,600	37.8
Low	36,370	19.0	46,088	18.9	9,718	18.8
Moderate	44,218	23.1	53,959	22.2	9,741	18.8
Above Mod.	64,892	33.9	77,632	31.9	12,740	24.6
TOTAL	191,421	100.0	243,220	100.0	51,799	100.0

## JURISDICTION: Sacramento City

Income Category	1983	% of 1983 Total	1990	% of 1990 Total	1983-90 Increase	% of Increase
Very Low	44,012	36.8	48,696	33.4	4,684	17.8
Low	22,724	19.0	27,640	19.0	4,916	18.7
Moderate	23,202	19.4	29,645	20.3	6,443	24.5
Above Mod.	29,661	24.8	39,868	27.3	10,207	38.8
TOTAL	119,599	100.0	145,849	100.0	26,250	100.0

## JURISDICTION: Folsom

Income Category	1983	% of 1983 Total	1990	% of 1990 Total	1983-90 Increase	% of Increase
Very Low	1,333	33.3	1,728	31.4	395	26.3
Low	697	17.4	1,003	20.0	306	20.4
Moderate	753	18.8	1,110	20.2	357	23.8
Above Mod.	1,221	30.5	1,664	30.2	443	29.5
TOTAL	4,004	100.0	5,505	100.0	1,501	100.0

## JURISDICTION: Galt

Income Category	1983	% of 1983 Total	1990	% of 1990 Total	1983-90 Increase	% of Increase
Very Low	759	38.1	1,053	32.7	294	24.0
Low	402	20.2	561	17.4	159	13.0
Moderate	343	17.2	668	20.8	325	26.5
Above Mod.	488	24.5	935	29.1	447	36.5
TOTAL	1,992	100.0	3,217	100.0	1,225	100.0

## JURISDICTION: Isleton

Income Category	1983	% of 1983 Total	1990	% of 1990 Total	1983-90 Increase	% of Increase
Very Low	146	37.3	154	33.4	7	33.3
Low	66	16.8	69	19.2	4	19.0
Moderate	68	17.5	72	17.5	4	19.0
Above Mod.	111	28.3	117	28.4	6	28.6
TOTAL	391	100.0	412	100.0	21	100.0

\* Allocation revised at the request of the jurisdiction.

# REGIONAL HOUSING NEEDS ALLOCATION BY JURISDICTION

## JURISDICTION: Yolo County Unincorporated\*

Income Category	1983	% of 1983 Total	1990	% of 1990 Total	1983-90 Increase	% of Increase
Very Low	6,138	38.1	6,300	36.3	162	13.0
Low	3,254	20.2	3,457	19.9	203	16.3
Moderate	2,771	17.2	3,140	18.1	369	29.6
Above Mod.	3,947	24.5	4,460	25.7	513	41.1
TOTAL	16,110	100.0	17,358	100.0	1,247	100.0

## JURISDICTION: Davis\*

Income Category	1983	% of 1983 Total	1990	% of 1990 Total	1983-90 Increase	% of Increase
Very Low	5,534	37.3	5,701	35.9	167	16.3
Low	2,492	16.8	2,724	17.2	232	22.7
Moderate	2,596	17.5	2,883	18.2	287	28.1
Above Mod.	4,213	28.4	4,550	28.7	337	32.9
TOTAL	14,835	100.0	15,858	100.0	1,023	100.0

## JURISDICTION: Woodland

Income Category	1983	% of 1983 Total	1990	% of 1990 Total	1983-90 Increase	% of Increase
Very Low	3,052	27.3	3,966	28.5	914	33.7
Low	2,023	18.1	2,570	14.5	547	20.1
Moderate	2,560	22.9	3,071	22.1	511	18.8
Above Mod.	3,543	31.7	4,287	30.9	744	27.4
TOTAL	11,178	100.0	13,894	100.0	2,716	100.0

## JURISDICTION: Winters

Income Category	1983	% of 1983 Total	1990	% of 1990 Total	1983-90 Increase	% of Increase
Very Low	322	31.4	391	30.6	69	27.7
Low	252	24.5	277	21.7	25	10.0
Moderate	202	19.7	261	20.5	59	23.7
Above Mod.	251	24.4	347	27.2	96	38.6
TOTAL	1,027	100.0	1,276	100.0	249	100.0

\* Allocation revised at the request of the jurisdiction.

# REGIONAL HOUSING NEEDS ALLOCATION BY JURISDICTION

## JURISDICTION: Sutter County Unincorporated\*

Income Category	1983	% of 1983 Total	1990	% of 1990 Total	1983-90 Increase	% of Increase
Very Low	1,974	18.9	2,030	17.4	56	4.8
Low	1,619	15.5	1,741	14.9	122	10.4
Moderate	1,692	16.2	1,911	16.4	219	18.7
Above Mod.	5,159	49.4	5,933	51.0	774	66.1
TOTAL	10,444	100.0	11,615	100.0	1,171	100.0

## JURISDICTION: Yuba County Unincorporated

Income Category	1983	% of 1983 Total	1990	% of 1990 Total	1983-90 Increase	% of Increase
Very Low	4,126	30.5	4,462	28.9	336	17.7
Low	3,409	25.2	3,546	23.0	137	7.2
Moderate	2,651	19.6	2,961	19.2	310	16.3
Above Mod.	3,341	24.7	4,460	28.9	1,119	58.8
TOTAL	13,527	100.0	15,429	100.0	1,902	100.0

## JURISDICTION: Yuba City\*

Income Category	1983	% of 1983 Total	1990	% of 1990 Total	1983-90 Increase	% of Increase
Very Low	2,415	29.1	3,072	30.5	657	37.3
Low	1,702	20.5	2,194	21.8	492	28.0
Moderate	1,643	19.8	1,939	19.3	296	16.8
Above Mod.	2,540	30.6	2,855	28.4	315	17.9
TOTAL	8,300	100.0	10,060	100.0	1,760	100.0

## JURISDICTION: Marysville

Income Category	1983	% of 1983 Total	1990	% of 1990 Total	1983-90 Increase	% of Increase
Very Low	1,371	30.9	1,423	30.7	52	27.1
Low	679	15.3	718	15.5	39	20.3
Moderate	825	18.6	861	18.6	36	18.8
Above Mod.	1,562	35.2	1,627	35.2	65	33.8
TOTAL	4,437	100.0	4,629	100.0	192	100.0

## JURISDICTION: Live Oak

Income Category	1983	% of 1983 Total	1990	% of 1990 Total	1983-90 Increase	% of Increase
Very Low	365	30.7	430	28.9	65	21.6
Low	294	24.7	335	22.4	41	13.6
Moderate	259	21.8	302	20.3	43	14.3
Above Mod.	271	22.8	423	28.4	152	50.5
TOTAL	1,189	100.0	1,490	100.0	301	100.0

## JURISDICTION: Wheatland

Income Category	1983	% of 1983 Total	1990	% of 1990 Total	1983-90 Increase	% of Increase
Very Low	175	29.6	183	28.5	8	15.7
Low	123	20.9	132	20.6	9	17.6
Moderate	123	20.9	128	20.0	5	9.8
Above Mod.	169	28.6	198	30.9	29	56.9
TOTAL	590	100.0	641	100.0	51	100.0

\* Allocation revised at the request of the jurisdiction.



# REGIONAL HOUSING NEEDS ALLOCATION BY JURISDICTION

## JURISDICTION: Roseville

Income Category	1983	% of 1983 Total	1990	% of 1990 Total	1983-90 Increase	% of Increase
Very Low	3,038	30.1	4,029	30.0	991	29.6
Low	1,756	17.4	2,429	18.0	673	20.1
Moderate	2,221	22.0	2,914	21.7	693	20.7
Above Mod.	3,079	30.5	4,070	30.3	991	29.6
TOTAL	10,094	100.0	13,443	100.0	3,349	100.0

## JURISDICTION: Lincoln

Income Category	1983	% of 1983 Total	1990	% of 1990 Total	1983-90 Increase	% of Increase
Very Low	645	40.2	872	33.9	227	23.3
Low	321	20.0	498	19.3	177	18.2
Moderate	334	20.8	544	21.1	210	21.6
Above Mod.	303	19.0	662	25.7	359	36.9
TOTAL	1,603	100.0	2,576	100.0	973	100.0

## JURISDICTION: Rocklin

Income Category	1983	% of 1983 Total	1990	% of 1990 Total	1983-90 Increase	% of Increase
Very Low	848	27.0	1,681	28.8	833	31.0
Low	569	18.1	1,086	18.6	517	19.2
Moderate	650	20.7	1,231	21.1	580	21.6
Above Mod.	1,074	34.2	1,832	31.4	758	28.2
TOTAL	3,141	100.0	5,830	100.0	2,688	100.0

\* Allocation revised at the request of the jurisdiction.

# APPENDIX A

## METHODOLOGY

### 1990 HOUSEHOLD ALLOCATION

The first step in preparing the allocation was to allocate the county household growth to each jurisdiction within each county. The perceived growth trends and ability to accommodate future growth was discussed with planning staff from each jurisdiction. SACOG staff analyzed population, household, and housing unit growth in each jurisdiction, from 1975 to the present. Growth trends were prepared for each jurisdiction and as a share of total county growth for several periods (1975-80, 1980-83, and 1975-83).

In most cases, SACOG staff was able to establish a level of growth for each jurisdiction that matched locally perceived growth expectations and plans with the historical trends of the last eight years. The households allocated to each jurisdiction are shown in Table 1.

TABLE 1  
HOUSEHOLD PROJECTIONS BY JURISDICTION

	1983 Households	1990 Households	1983-1990 Increase	1983-1990 Increase	Annual Growth Rate (%)
Sacramento City	119,599	145,849	26,250	22.0	2.7
Folsom	4,004	5,504	1,500	37.5	4.3
Galt	1,992	3,217	1,225	61.5	6.6
Isleton	391	411	20	5.1	.7
Sacramento Co. Uninc.	191,022	243,222	51,800	27.1	3.2
Sacramento County Total	317,408	398,200	80,800	25.5%	3.1%
Davis	14,836	17,931	3,095	20.1	2.6
Winters	1,027	1,277	250	24.3	2.9
Woodland	11,178	13,893	2,715	24.3	2.9
Yolo County Uninc.	16,110	19,096	2,986	18.5	2.3
Yolo County Total	43,151	52,200	9,049	21.0%	2.6%
Roseville	10,094	14,952	4,858	48.1	5.4
Rocklin	3,114	5,829	2,685	85.4	8.6
Lincoln	1,604	2,578	974	60.7	6.5
Balance	31,872	40,641	8,769	27.5	3.3
Placer County Total	46,684	64,000	17,286	37.0%	4.3%
Yuba City	8,300	9,950	1,650	19.9	2.4
Live Oak	1,190	1,490	300	25.2	3.0
Sutter Uninc.	10,444	12,560	2,116	20.3	2.5
Sutter County Total	19,934	24,000	4,066	20.4%	2.5%
Marysville	4,438	4,629	191	4.3	.8
Wheatland	590	641	51	8.6	1.1
Yuba County Uninc.	13,527	15,429	1,902	14.1	1.8
Yuba County Total	18,555	20,700	2,145	11.6%	1.5%

Several of the jurisdictional allocations need additional discussion. First, the city of Folsom's allocation continues previous growth trends and is consistent with the current Folsom Housing Element. It does not, however, try to balance household growth with the potential increase in employment likely to occur on over 800 acres of recently approved industrially zoned land for expected high technology development. The city itself is evaluating this impact and should address this additional need in its next housing element review.

The allocation to the city of Davis exceeds that jurisdiction's growth policy projections. This was done out of the necessity to allocate all the households projected for Yolo county by the state without overburdening any Yolo County jurisdictions. It should be noted that the Yolo County allocations are consistent with historical growth trends for all jurisdictions in the county.

#### DISTRIBUTION BY INCOME GROUP

The next step in the allocation process is to allocate the 1990 households for each jurisdiction. The purpose of this distribution is to aid jurisdictions in determining the types of housing future households will be able to afford and to try and balance households in the four income categories, and consequently types and cost of housing among all jurisdictions in each market area.

This balance is sought among the two major market areas in the region: the Sutter and Yuba County Market Area, and a Sacramento Market Area containing all of Sacramento County (with the exception of Isleton), Yolo County, and the South Placer jurisdictions (Roseville, Rocklin and Lincoln). Isleton, because of its size and location was treated separately.

Next, the median family income from the 1980 Census was determined for each market area and the number and percentage of households in each income category was calculated. The results of this analysis follows:

#### Sutter-Yuba Market Area

Median Family Income: \$16,004

<u>Income Category</u>	<u>Income</u>	<u>%</u>
Very Low	\$ 0- 8,002	27.0
Low	\$ 8,003-12,803	20.3
Moderate	\$12,804-19,205	18.7
Above Moderate	Over 19,205	34.0



### Sacramento Market Area

Median Family Income: \$20,888

<u>Income Category</u>	<u>Income</u>	<u>%</u>
Very Low	\$ 0-10,444	29.8
Low	\$10,445-16,710	18.9
Moderate	\$16,711-25,066	21.3
Above Moderate	Over 25,066	30.3

In order to make progress toward balancing past differences in income distribution and sharing the income distribution of new households, an allocation formula was prepared to set goals that would achieve an equal distribution over a 20 year period. This plan covers a 7.5 year period from January 1, 1983 (the date of the latest Department of Finance estimates) to July 1, 1990 (the end of this planning period). The formula used is:

### Modified Fair Share Allocation

For each income category in each jurisdiction:

$$\underline{1990 \text{ Modified Fair Share Allocation}} = A + [(B-A) \times (7.5 \text{ yrs} \quad 20 \text{ yrs})]$$

Where: A = 1990 Fair Share of Growth: An equal share of the 1983-1990 household increase added to the 1983 household estimate.

B = 1990 100% Fair Share: An equal distribution of total 1990 households

An example of how the Modified Fair Share Allocation Formula for one income category in one jurisdiction was completed as shown below:

Where: A = 2049 low income households  
B = 2550 low income households

$$\begin{aligned}\underline{\text{The 1990 Modified Fair Share}} &= 2049 + [(2550-2049) \times (7.5 \text{ yrs} \quad 20 \text{ yrs})] \\ &= 2049 + [(551) \times (.375)] \\ &= 2049 + 206.6 \\ &= 2256 \text{ low income households}\end{aligned}$$

The tables on the following pages are the result of the methodology described above.

APPENDIX B

ADDITIONAL CONDOMINIUM CONVERSION  
GOALS AND POLICIES



**ADDITIONAL CONDOMINIUM CONVERSION  
GOALS AND POLICIES**

The following is an excerpt from the Condominium Conversion Ordinance which identifies additional goals and policies related to condominium conversions.

SECTION 4

Section 28-A of the Comprehensive Zoning Ordinance of the City of Sacramento is hereby amended to read as follows:

Purpose and Objectives

The City Council finds it necessary to establish requirements and procedures for the control and approval of residential condominium new construction and residential condominium conversions. By their unique character and requirements, condominium and condominium conversion projects differ specifically from other subdivisions and apartments. The unique status of such projects tends to magnify the effects associated with higher urban densities to the point where they may lead to conditions of mismanagement, neglect, and blight that impact upon the public health, safety, welfare and economic prosperity of the City of Sacramento. Such projects may conflict with the policies of the City of Sacramento to provide a reasonable balance of rental and ownership housing within the City and within the City's neighborhoods, to provide a variety of individual choice of tenure, type, price and location of housing, and to insure an adequate supply of rental housing for low and moderate income persons and families.

It is also recognized, however, that such projects may benefit the City by providing a source of low and moderate income ownership housing. To insure that the problems are avoided in both the short and long term, while maximizing the benefits of such projects, it is the express intent of the City of Sacramento to treat such projects differently from the multiple-family dwellings or other structures which are not condominium new construction and condominium conversion projects in the City of Sacramento. This section is intended to apply only to residential condominium projects, both new construction and conversions, and to insure such projects are approved consistent with policies and objectives of the City of Sacramento, particularly the following:

1. To make adequate provision for the housing needs of all economic segments of the community.
2. To facilitate inhabitant ownership of residential units, while recognizing the need and providing for a reasonable balance of rental and ownership housing.
3. To help mitigate the impact of eviction for residents of rental units as a result of their units being converted to condominiums.
4. To inform existing tenants and prospective condominium purchasers of the construction or conversion applications, its overall impacts, and the physical conditions of the structure offered for purchase.



5. To insure that new units being constructed and rental units being converted to condominiums meet the reasonable physical standards as required by this section and all other Sacramento City code provisions.

APPENDIX C  
NORTH NATOMAS PLANNING STUDIES



## APPENDIX C

### NORTH NATOMAS PLANNING STUDIES

The 1985 Housing Element discusses the North Natomas area as per existing conditions and existing policies. These policies are currently the focus of an intensive 23+ month study which will: 1) determine whether North Natomas should urbanize and, if so, 2) guide the nature of development.

In December 1983, the City received 5 land use applications proposing urbanization in North Natomas. On March 6, 1984, the Sacramento City Council approved a work program and processing schedule for the completion of the North Natomas Planning Studies. This was followed by adoption of a budget on April 10, 1984 to initiate work. As shown by the attached Processing Schedule, the City Council public hearings and decision-making process on the North Natomas Community Plan and EIR will begin in January 1986.

The North Natomas Planning Studies analyze 5 Community Plan Alternatives. The 5 land use plan maps and their Program Summaries are attached.

The residential capacities under each of the 5 alternative development scenarios are shown by the following table:

NORTH NATOMAS DEVELOPMENT ALTERNATIVE	RESIDENTIAL CAPACITY			
	SINGLE FAMILY CONDO (1-7 DWELLINGS/ACRE)		MULTIPLE FAMILY (8-22 DWELLINGS/ACRE)	
	NET ACRES	DWELLING UNITS	NET ACRES	DWELLING UNITS
Existing Development*	46.5	232	1.8	25
Alternative A**	300	300	37	444
Alternative B	1,000	7,000	900	13,800
Alternative C	1,892	11,000	1,421	20,052
Alternative D	1,400	9,800	1,477	24,064
Alternative E	276	1,932	2,760	40,820

\* From Tables 28 and 29 of this Housing Element.

\*\* Alternatives A through E represent build-out capacities.



**REVISED SUMMARY PROCESSING SCHEDULE NORTH NATOMAS PLANNING STUDIES  
JANUARY 28, 1985**

COMPLETION OF DRAFT COMMUNITY PLAN

- December 10, 1984      Completion of Draft North Natomas Community Plan (Map and Text) by The SWA Group
- December 20, 1984      Special joint Meeting of City and County Planning Commissions to consider two additional alternatives (B and D) to be included in the Draft North Natomas Community Plan EIR as authorized by the City Council on December 4, 1984.

PREPARE DRAFT EIR

- December 21, 1984-      Consultant Team prepares Draft EIR to analyze Draft North  
June 28, 1985      Natomas Community Plan and alternatives.

CIRCULATE DRAFT EIR FOR PUBLIC REVIEW

- July 1, 1985-              Circulate Draft EIR for 45-day public review period.  
August 15, 1985
- August 1, 1985              Special joint Meeting of City and County Planning Commissions to receive public comments on Draft EIR.

PREPARE FINAL EIR

- August 16, 1985-          Consultant prepares Final EIR Addendum which responds to  
September 30, 1985      comments received during public review of the Draft EIR.

CIRCULATE FINAL EIR FOR PUBLIC REVIEW

- October 4, 1985-          Circulate Final EIR Addendum for 14-day public review  
October 18, 1985          period.
- October 17, 1985          Special joint Meeting of City and County Planning Commissions to receive public comments on Final EIR Addendum.

PUBLIC WORKSHOP

- October 31, 1985          Public Workshop to receive additional public input as City Planning Staff begins preparation of Staff Report and Recommendations.

PUBLIC HEARING PROCESS AND DECISION

- October 21, 1985-          City Planning Staff prepares Staff Report and Recommendation on North Natomas Community Plan and EIR.  
November 12, 1985
- November 21, 1985          City Planning Commission Special Meetings and Public  
December 5, 1985          Hearing for recommendation of North Natomas Community Plan and EIR.
- January 7, 1986              Begin City Council Public Hearings and Decision-Making Process on North Natomas Community Plan and EIR.

NORTH NATOMAS EIR ALTERNATIVES  
PROGRAM SUMMARY  
YEAR 2005

NOTE: THIS DATA REPRESENTS THE ULTIMATE HOLDING CAPACITY OF EACH PLAN, INCLUDING EXISTING LAND USES.

LAND USE	ALTERNATIVE A		ALTERNATIVE B		ALTERNATIVE C		ALTERNATIVE D		ALTERNATIVE E	
	NET ACRES	EMPLOYEES	NET ACRES	EMPLOYEES	NET ACRES	EMPLOYEES	NET ACRES	EMPLOYEES	NET ACRES	EMPLOYEES
<u>Major Employers</u>										
M-50 (45 emp/ac)	-	-	-	-	208	9,360	455	20,475	2,050	92,250
M-20 (30 emp/ac)	350	10,500	839	25,170	733	21,990	850	25,500	-	-
Light Industrial (20 emp/ac)	275	5,500	320	6,400	500	10,000	545	10,900	230	4,600
SPA (5 emp/ac)	2,000	10,000	250	1,250	500	2,500	500	2,500	2,000	10,000
Office/Business (55 emp/ac)	-	-	80	4,400	122	6,710	170	9,350	-	-
Community Commercial (30 emp/ac)	-	-	90	2,700	100	3,000	140	4,200	220	6,600
Highway Commercial (30 emp/ac)	-	-	15	450	63	1,890	120	3,600	110	3,300
Sports Complex (5 emp/ac)	-	-	200	1,000	200	1,000	200	1,000	200	1,000
TOTAL	2,625	26,000	1,794	41,370	2,426	56,450	2,980	77,525	4,810	117,750
<u>Residential</u>		DWELLING UNITS		DWELLING UNITS		DWELLING UNITS		DWELLING UNITS		DWELLING UNITS
Rural Estate (1 du/ac)	300	300	-	-	374	374	-	-	-	-
Low Density (7 du/ac)	-	-	1,000	7,000	1,518	10,626	1,400	9,800	276	1,932
Medium Density (12 du/ac)	37	444	600	7,200	1,121	13,452	843	10,116	1,990	23,880
High Density (22 du/ac)	-	-	300	6,600	300	6,600	634	13,948	770	16,940
TOTAL	337	744	1,900	20,800	3,313	31,052	2,877	33,864	3,036	42,752
<u>Civic/Public</u>	GROSS ACRES		GROSS ACRES		GROSS ACRES		GROSS ACRES		GROSS ACRES	
Elementary School (6 ac. each)	-		48		72		78		84	
Junior High School (20 ac. each)	15		40		60		60		100	
Senior High School (40 ac. each)	-		40		40		40		40	
Other Civic Uses	82		103		158		115		-	
Airport	2,900		2,900		2,900		2,900		2,900	
TOTAL	2,997		3,131		3,230		3,193		3,124	
<u>Open Space</u>										
Parks <sup>1</sup>	-		95		600		350		-	
Greenbelt <sup>2</sup>	-		500		700		950		350	
Buffers and Drainages <sup>3</sup>	300		400		600		560		500	
Agriculture	7,341		3,630		386		190		80	
Agriculture/SPA Reserve	-		1,750		1,500		1,500		-	
Roads	700		1,100		1,545		1,700		2,400	
TOTAL	8,341		7,475		5,331		5,250		3,330	
TOTAL ACREAGE	14,300		14,300		14,300		14,300		14,300	
TOTAL POPULATION	1,613		41,766		63,907		65,792		76,626	
JOB/HOUSING BALANCE <sup>4</sup>	3%		60%		66%		52%		44%	

<sup>1</sup> Includes regional park, linear park, community parks, and neighborhood parks associated with schools.

<sup>2</sup> Refers to greenbelt abutting agriculture on the northern and western borders of the incorporated study area. Does not include agriculture/greenbelt areas.

<sup>3</sup> Includes drainage canals and maintenance areas, freeway open space corridors, PGandE easement, and existing open space corridor along east border of study area.

<sup>4</sup> Assumes 1.2 employed persons per household.



ALTERNATIVE A PROGRAM SUMMARY  
YEAR 2005

<u>LAND USE</u>	<u>NET ACRES</u>	<u>EMPLOYEES</u>
MAJOR EMPLOYERS:		
M-50 (45 emp/ac)	--	--
M-20 (30 emp/ac)	350	10,500
Light Industrial (20 emp/ac)	275	5,500
SPA (5 emp/ac)	2,000	10,000
Office/Business (55 emp/ac)	--	--
Community Commercial (30 emp/ac)	--	--
Highway Commercial (30 emp/ac)	--	--
Sports Complex (5 emp/ac)	--	--
Total	<u>2,625</u>	<u>26,000</u>
RESIDENTIAL:		
		<u>DU</u>
Rural Estate (1 du/ac)	300	300
Low Density (7 du/ac)	--	--
Medium Density (12 du/ac)	37	444
High Density (22 du/ac)	--	--
Total	<u>337</u>	<u>744</u>
CIVIC/PUBLIC:		
	<u>GROSS ACRES</u>	
Elementary School (6 ac. each)	--	
Junior High School (20 ac. each)	15	
Senior High School (40 ac. each)	--	
Other Civic Uses	82	(Sewage Treatment Plant)
Airport	<u>2,900</u>	
Total	<u>2,997</u>	
OPEN SPACE:		
Parks <sup>1</sup>	--	
Greenbelt <sup>2</sup>	--	
Buffers and Drainages <sup>3</sup>	300	
Agriculture	7,341	
Agriculture/SPA Reserve	--	
Roads	<u>700</u>	
Total	<u>8,341</u>	
TOTAL ACREAGE	14,300	
TOTAL POPULATION	1,613	
JOB/HOUSING BALANCE <sup>4</sup>	3%	

<sup>1</sup> Includes regional park, linear park, community parks, and neighborhood parks associated with schools.

<sup>2</sup> Refers to greenbelt abutting agriculture on the northern and western borders of the incorporated study area. Does not include agriculture/greenbelt area

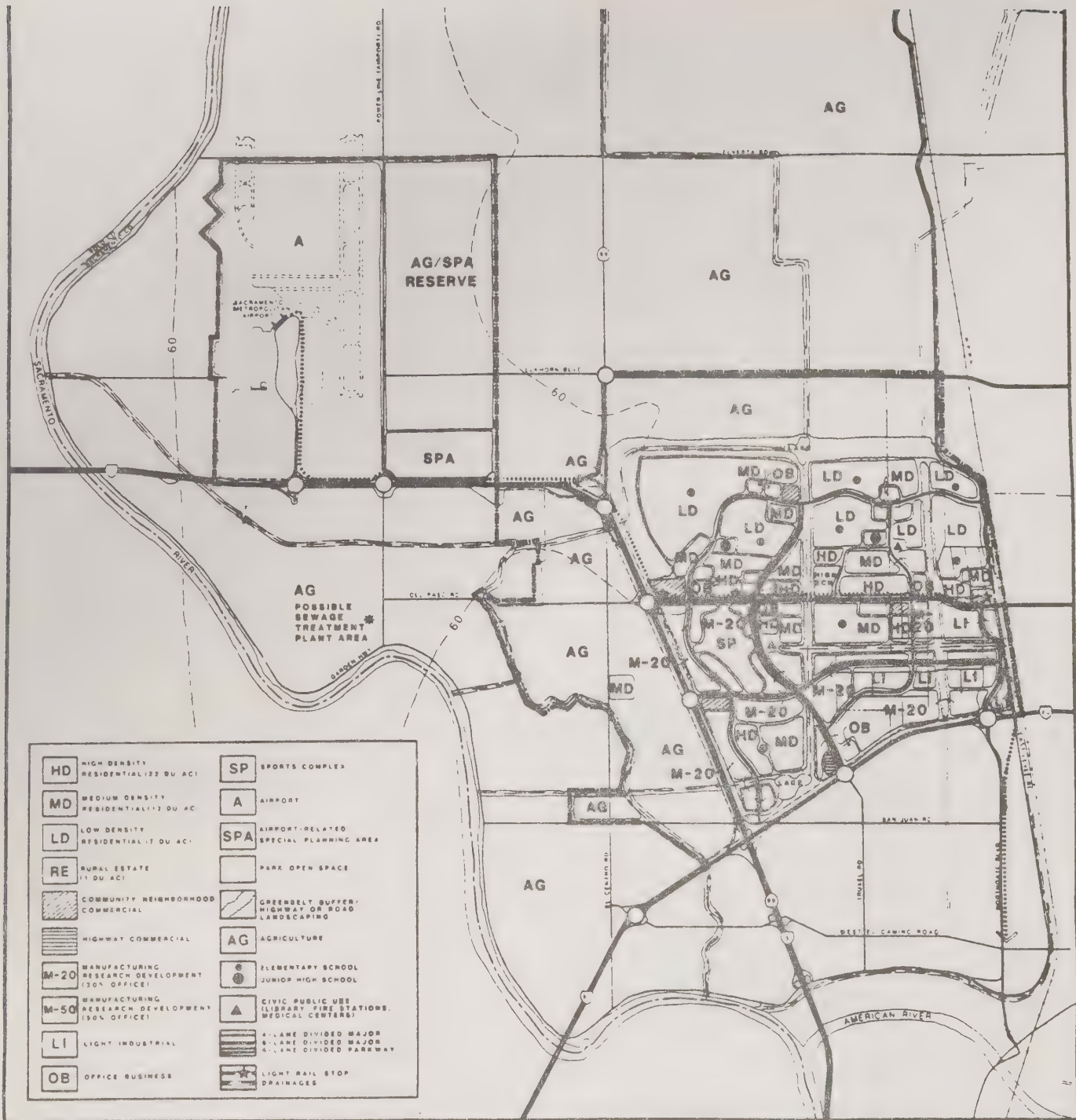
<sup>3</sup> Includes drainage canals and maintenance areas, freeway open space corridors, PG&E easement, and existing open space corridor along east border of study area.

<sup>4</sup> Assumes 1.2 employed persons per household.

January 4, 1985

NOTE: THIS DATA REPRESENTS THE ULTIMATE HOLDING CAPACITY OF THE PLAN INCLUDING EXISTING LAND USES





# NORTH NATOMAS COMMUNITY PLAN

## Sacramento, California

ALTERNATIVE B

Prepared by  
The City of Sacramento



December 12, 1984

ALTERNATIVE B PROGRAM SUMMARY  
YEAR 2005

<u>LAND USE</u>	<u>NET ACRES</u>	<u>EMPLOYEES</u>
MAJOR EMPLOYERS:		
M-50 (45 emp/ac)	--	--
M-20 (30 emp/ac)	839	25,170
Light Industrial (20 emp/ac)	320	6,400
SPA (5 emp/ac)	250	1,250
Office/Business (55 emp/ac)	80	4,400
Community Commercial (30 emp/ac)	90	2,700
Highway Commercial (30 emp/ac)	15	450
Sports Complex (5 emp/ac)	200	1,000
Total	<u>1,794</u>	<u>41,370</u>
RESIDENTIAL:		<u>DU</u>
Rural Estate (1 du/ac)	--	--
Low Density (7 du/ac)	1,000	7,000
Medium Density (12 du/ac)	600	7,200
High Density (22 du/ac)	300	6,600
Total	<u>1,900</u>	<u>20,800</u>
CIVIC/PUBLIC:		<u>GROSS ACRES</u>
Elementary School (6 ac. each)	48	
Junior High School (20 ac. each)	40	
Senior High School (40 ac. each)	40	
Other Civic Uses	103	
Airport	2,900	
Total	<u>3,131</u>	
OPEN SPACE:		
Parks <sup>1</sup>	95	
Greenbelt <sup>2</sup>	500	
Buffers and Drainages <sup>3</sup>	400	
Agriculture	3,630	
Agriculture/SPA Reserve	1,750	
Roads	1,100	
Total	<u>7,475</u>	
TOTAL ACREAGE	14,300	
TOTAL POPULATION	41,766	
JOB/HOUSING BALANCE <sup>4</sup>	60%	

- <sup>1</sup> Includes regional park, linear park, community parks, and neighborhood parks associated with schools.
- <sup>2</sup> Refers to greenbelt abutting agriculture on the northern and western borders of the incorporated study area. Does not include agriculture/greenbelt area
- <sup>3</sup> Includes drainage canals and maintenance areas, freeway open space corridors, PG&E easement, and existing open space corridor along east border of study area.
- <sup>4</sup> Assumes 1.2 employed persons per household.

January 4, 1985

NOTE: THIS DATA REPRESENTS THE ULTIMATE HOLDING CAPACITY OF  
THE PLAN, INCLUDING EXISTING LAND USES



# NORTH NATOMAS COMMUNITY PLAN

## Sacramento, California

The SWA Group Community Planning  
LSA, Inc. Environmental Analysis

DRAFT ALTERNATIVE C  
COMMUNITY PLAN



December 10, 1984



ALTERNATIVE C PROGRAM SUMMARY  
YEAR 2005

<u>LAND USE</u>	<u>NET ACRES</u>	<u>EMPLOYEES</u>
<b>MAJOR EMPLOYERS:</b>		
M-50 (45 emp/ac)	208	9,360
M-20 (30 emp/ac)	733	21,990
Light Industrial (20 emp/ac)	500	10,000
SPA (5 emp/ac)	500	2,500
Office/Business (55 emp/ac)	122	6,710
Community Commercial (30 emp/ac)	100	3,000
Highway Commercial (30 emp/ac)	63	1,890
Sports Complex (5 emp/ac)	200	1,000
Total	<u>2,426</u>	<u>56,450</u>
<b>RESIDENTIAL:</b>		
		<u>DU</u>
Rural Estate (1 du/ac)	374	374
Low Density (7 du/ac)	1,518	10,626
Medium Density (12 du/ac)	1,121	13,452
High Density (22 du/ac)	300	6,600
Total	<u>3,313</u>	<u>31,052</u>
<b>CIVIC/PUBLIC:</b>		
	<u>GROSS ACRES</u>	
Elementary School (6 ac. each)	72	
Junior High School (20 ac. each)	60	
Senior High School (40 ac. each)	40	
Other Civic Uses	158	
Airport	2,900	
Total	<u>3,230</u>	
<b>OPEN SPACE:</b>		
Parks <sup>1</sup>	600	
Greenbelt <sup>2</sup>	700	
Buffers and Drainages <sup>3</sup>	600	
Agriculture	386	
Agriculture/SPA Reserve	1,500	
Roads	1,545	
Total	<u>5,331</u>	
TOTAL ACREAGE	14,300	
TOTAL POPULATION	63,907	
JOB/HOUSING BALANCE <sup>4</sup>	66%	

<sup>1</sup> Includes regional park, linear park, community parks, and neighborhood parks associated with schools.

<sup>2</sup> Refers to greenbelt abutting agriculture on the northern and western borders of the incorporated study area. Does not include agriculture/greenbelt area.

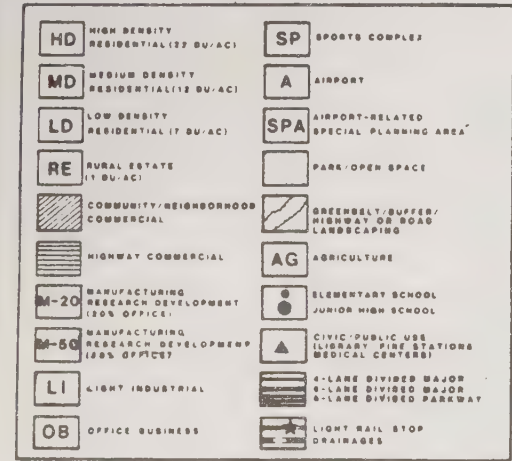
<sup>3</sup> Includes drainage canals and maintenance areas, freeway open space corridors, PG&E easement, and existing open space corridor along east border of study area.

<sup>4</sup> Assumes 1.2 employed persons per household.

January 4, 1985

NOTE: THIS DATA REPRESENTS THE ULTIMATE HOLDING CAPACITY OF THE PLAN, INCLUDING EXISTING LAND USES C-11





## ALTERNATIVE D

3200      6400

↑

C-12

ALTERNATIVE D PROGRAM SUMMARY  
YEAR 2005

<u>LAND USE</u>	<u>NET ACRES</u>	<u>EMPLOYEES</u>
<b>MAJOR EMPLOYERS:</b>		
M-50 (45 emp/ac)	455	20,475
M-20 (30 emp/ac)	850	25,500
Light Industrial (20 emp/ac)	545	10,900
SPA (5 emp/ac)	500	2,500
Office/Business (55 emp/ac)	170	9,350
Community Commercial (30 emp/ac)	140	4,200
Highway Commercial (30 emp/ac)	120	3,600
Sports Complex (5 emp/ac)	200	1,000
Total	<u>2,980</u>	<u>77,525</u>
<b>RESIDENTIAL:</b>		
		<u>DU</u>
Rural Estate (1 du/ac)	--	--
Low Density (7 du/ac)	1,400	9,800
Medium Density (12 du/ac)	843	10,116
High Density (22 du/ac)	634	13,948
Total	<u>2,877</u>	<u>33,864</u>
<b>CIVIC/PUBLIC:</b>		
	<u>GROSS ACRES</u>	
Elementary School (6 ac. each)	78	
Junior High School (20 ac. each)	60	
Senior High School (40 ac. each)	40	
Other Civic Uses	115	
Airport	<u>2,900</u>	
Total	<u>3,193</u>	
<b>OPEN SPACE:</b>		
Parks <sup>1</sup>	350	
Greenbelt <sup>2</sup>	950	
Buffers and Drainages <sup>3</sup>	560	
Agriculture	190	
Agriculture/SPA Reserve	1,500	
Roads	<u>1,700</u>	
Total	<u>5,250</u>	
TOTAL ACREAGE	14,300	
TOTAL POPULATION	65,792	
JOB/HOUSING BALANCE <sup>4</sup>	52%	

<sup>1</sup> Includes regional park, linear park, community parks, and neighborhood parks associated with schools.

<sup>2</sup> Refers to greenbelt abutting agriculture on the northern and western borders of the incorporated study area. Does not include agriculture/greenbelt area

<sup>3</sup> Includes drainage canals and maintenance areas, freeway open space corridors, PG&E easement, and existing open space corridor along east border of study area.

<sup>4</sup> Assumes 1.2 employed persons per household.

January 4, 1985

NOTE: THIS DATA REPRESENTS THE ULTIMATE HOLDING CAPACITY OF THE PLAN,  
INCLUDING EXISTING LAND USES



# NORTH NATOMAS COMMUNITY PLAN

## Sacramento, California

ALTERNATIVE E

Prepared by  
The City of Sacramento



December 12, 1984



ALTERNATIVE E PROGRAM SUMMARY  
YEAR 2005

<u>LAND USE</u>	<u>NET ACRES</u>	<u>EMPLOYEES</u>
MAJOR EMPLOYERS:		
M-50 (45 emp/ac)	2,050	92,250
M-20 (30 emp/ac)	--	--
Light Industrial (20 emp/ac)	230	4,600
SPA (5 emp/ac)	2,000	10,000
Office/Business (55 emp/ac)	--	--
Community Commercial (30 emp/ac)	220	6,600
Highway Commercial (30 emp/ac)	110	3,300
Sports Complex (5 emp/ac)	200	1,000
Total	4,810	117,750
RESIDENTIAL:		
		<u>DU:</u>
Rural Estate (1 du/ac)	--	--
Low Density (7 du/ac)	276	1,932
Medium Density (12 du/ac)	1,990	23,880
High Density (22 du/ac)	770	16,940
Total	3,036	42,752
CIVIC/PUBLIC:		
	<u>GROSS ACRES</u>	
Elementary School (6 ac. each)	84	
Junior High School (20 ac. each)	100	
Senior High School (40 ac. each)	40	
Other Civic Uses	--	
Airport	2,900	
Total	3,124	
OPEN SPACE:		
Parks <sup>1</sup>	--	
Greenbelt <sup>2</sup>	350	
Buffers and Drainages <sup>3</sup>	500	
Agriculture	80	
Agriculture/SPA Reserve	--	
Roads	2,400	
Total	3,330	
TOTAL ACREAGE	14,300	
TOTAL POPULATION	77,651	
JOB/HOUSING BALANCE <sup>4</sup>	44%	

- <sup>1</sup> Includes regional park, linear park, community parks, and neighborhood park associated with schools.
- <sup>2</sup> Refers to greenbelt abutting agriculture on the northern and western border of the incorporated study area. Does not include agriculture/greenbelt area
- <sup>3</sup> Includes drainage canals and maintenance areas, freeway open space corridors, PG&E easement, and existing open space corridor along east border of study area.
- <sup>4</sup> Assumes 1.2 employed persons per household.

January 4, 1985

NOTE: THIS DATA REPRESENTS THE ULTIMATE HOLDING CAPACITY OF THE PLAN, INCLUDING EXISTING LAND USES C-15





APPENDIX D  
CITY COUNCIL RESOLUTION



# RESOLUTION No. 85-534

Adopted by The Sacramento City Council on date of

on 16 1985  
RESOLUTION AMENDING THE GENERAL PLAN OF  
THE CITY OF SACRAMENTO BY REPLACING THE  
1980 HOUSING ELEMENT WITH THE 1985  
HOUSING ELEMENT (M85-061)

WHEREAS, Government Code Sections 65302 and 65700 require charter cities to adopt a General Plan; and

WHEREAS, Section 65302(c) of said Code requires the General Plan to contain a Housing Element consisting of standards and plans for the improvement of housing, the provision of adequate sites for housing, and the provision for the housing needs of all economic segments of the community; and

WHEREAS, Section 6472 of the regulations established under Section 41134 of the Health and Safety Code, pursuant to which the Housing Element is developed, states that the Housing Element is to be updated as need dictates, but no less than once every 5 years; and

WHEREAS, the City's present Housing Element was adopted in 1980 and the State has directed that the City update its Housing Element by July 1985; and

WHEREAS, new housing data and action programs that further the goals of providing improvement in housing, adequate sites for housing, and the housing needs of all economic segments of the Sacramento community are contained in the 1985 Housing Element; and

WHEREAS, the City Planning Commission duly noticed and held public hearings on the proposed Housing Element on June 20, 1985 and has recommended approval of the proposed Housing Element; and

WHEREAS, pursuant to Articles 5 and 6 of Chapter 3 Title 7 of the Government Code, the City Council duly noticed and held public hearings on the subject of the proposed Housing Element of the Sacramento City General Plan on July 2, 1985, and has considered and deliberated on the testimony so received.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

That this Council hereby adopts the attached 1985 Housing Element as a replacement to the 1980 Housing Element of the Sacramento City General Plan.

ANNE RUDIN

MAYOR

ATTEST:

JANICE BEAMAN

Deputy CITY CLERK





APPENDIX E

COMPLIANCE LETTER FROM THE STATE OF CALIFORNIA



## DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

921 Tenth Street  
Sacramento, CA 95814  
(916) 323-3176



July 11, 1985

Mr. Walter Slipe  
City Manager  
City of Sacramento  
915 "I" Street  
Sacramento, CA 95814

Dear Mr. Slipe:

RE: Review of the City of Sacramento's Draft Housing Element Amendment

Thank you for submitting Sacramento's draft housing element amendment, received June 14, 1985, for our review. This draft amendment, with the additional information submitted on July 3, addresses the comments in our May 24, 1985 review letter of the draft housing element dated May 1985.

We are pleased to find Sacramento's current draft housing element amendment in compliance with State housing element law (Article 10.6 of the Government Code).

The element as amended is a commendable planning document that gives an excellent overview of the City's housing situation. It contains a thorough residential site inventory, programs to address projected housing needs, comprehensive analyses of constraints to housing development and a review of the City's progress in meeting past housing goals.

In accordance with requests pursuant to the Public Information Act, we are forwarding copies of this letter to the parties listed below. We wish the City continued success in the implementation of its housing program. If you have any questions, please contact Margaret Dole of our staff at (916) 324-8658.

Sincerely,

Nancy J. McKee, Chief  
Division of Research and  
Planning Development

NJM:MD:bt

cc: Marty Van Duyn, Planning Director  
Gary L. Stonehouse, Principal Planner  
Doug Holmen, Planner  
James Williams, Sacramento Area Council of Governments  
Tom Bannon, California Building Industry Association  
Manuel M. Medeiros, State Department of Justice  
Bob Katai, Governor's Office of Planning and Research





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